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SAN FRANCISCO
CALIFORNIA

VOLUME SIX
NUMBER ONE

OCTOBER, 1913

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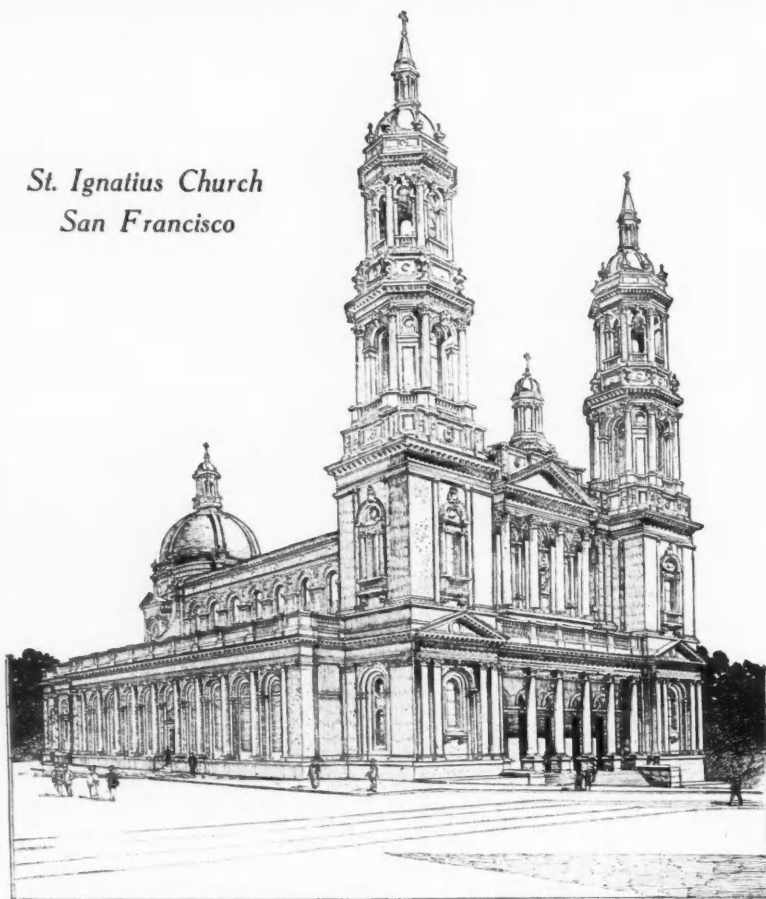
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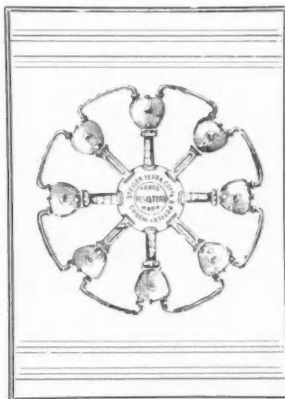
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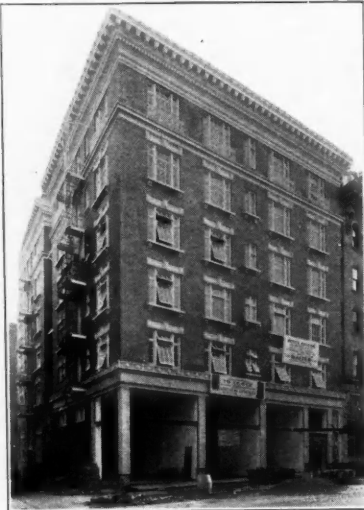
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The Pacific Coast Architect



VOLUME VI

SAN FRANCISCO, CALIFORNIA, OCTOBER, 1913

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of this publication. When payment for same is desired this fact should be
stated. Self addressed envelopes must accompany all such contributions.

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TEL. DOUGLAS 3424

Current Comment

The idea of face brick for interior work is gaining ground right along and is branching out in several interesting directions.

♦ ♦ ♦

The brick porch idea has been making wonderful progress, and we not only see them now as a harmonious part of the brick home, but they are to be found fronting frame homes in many instances.

♦ ♦ ♦

The roof garden of a New York hotel has a glass roof over which flows a cascade of water, which, with a special light arrangement, produces the illusion of dining under water.

♦ ♦ ♦

Lime to Thaw Ground

A coating of unslaked lime was used to thaw out the frozen ground for an excavation operation in Iowa recently. The innovation was entirely successful.

♦ ♦ ♦

Cleaning and Painting the Capitol Dome

Cleaning the deposit of green from the statue of Freedom that surmounts the dome of the capitol at Washington, is a difficult job that is done once every three years. A large scaffold is erected for this purpose, and since there is no elevator, the material is all carried up by hand. In connection with this year's cleaning the entire dome of the capitol is being painted, a job that requires about a hundred men and ten weeks of time. The dome has about 132,000,000 square feet of surface, and it is estimated that 65 tons of paint, or 240,000 gallons, will be required for covering the space.

An Architect's Fees

In view of the many published statements about the large fee to be received by Guy Lowell, the architect of the new court house for New York, it is interesting to observe the element of uncertainty which attaches to the profit to be derived from an undertaking of this magnitude.

The cost to an architect of preparing his drawings and specifications and seeing that they are properly carried out, in offices run on the best business basis, is at least one-half of his commission, says the Philadelphia Ledger. This, however, applies only to the general class of buildings and not to residential or public and monumental work. The cost is then as high as 75 per cent of the architect's commission.

The United States government prepared a statement which was submitted in congress (senate document No. 916, 62nd congress, second session) which gave the average cost of preparing drawings and specifications alone, exclusive of superintendence or any other field expenses, for the years 1905 to 1911, inclusive, to be 6.2 per cent. This was for preparing the drawings for the buildings erected by the United States government and done by the supervising architect of the treasury, a man known for his great executive ability, and, therefore, done with the greatest economy possible.

Reports have been submitted by the state architect of New York showing that the cost to the state for preparing the plans and specifications made in the state architect's offices exceeds 6 per cent. The cost to the New York Central railroad for preparing the plans for their new station has exceeded 6 per cent. Therefore, an architect who is able to prepare the plans for a \$10,000,000 building at a cost to him of less than 6 per cent of the total cost of the building, must run his office in the most economic manner possible and take his chance that the work may cost him more than his entire fee.

It seems to be the general impression in many uninformed places that an architect makes a few sketches taking a few days of his time and for this work receives an enormous fee. The fact of the matter is that to prepare the plans and carry out the work of a \$10,000,000 court house, will require the services of from 20 to 30 high-priced draughtsmen, as well as a number of engineers and specialists on structural work, heating and ventilation, sanitation, mechanical equipment, etc., working for a period of at least five years; will require a large office at a high rental, and with the most economic administration, his work will cost about \$450,000. This will leave him about \$150,000 profit, or about \$30,000 a year.

What business man is there who is willing to head a \$10,000,000 corporation with a salary of \$30,000 a year? What corporation is there of this size that pays its counsel less than this amount? Such men, however, receive

these salaries without investing any of their own money to obtain it. The architect must invest about \$450,000 in actual cash paid out to receive his profit of \$150,000.

All of the above has nothing to do with the professional training and skill of the architect and for which he receives his compensation. He must, therefore, not only invest his own money and run a large business office with a chance of running it at a loss, but he must give his skill to the designing, his knowledge of engineering and construction, and his training in sculpture and mural decoration in order that he may obtain his fee.

Of course, it would be possible for an architect to have his work cost him less than one-half of his commission, and the result would be poorly prepared plans and specifications and inadequate superintendence of the erection of the building, which would result in a greater cost of the building, a far greater cost than any saving in the commission paid to the architect. In carrying out the work of the new court house, the architect will have to give almost his entire time and attention to this one piece of work and in comparison to the fees or salaries paid to the best men in other professions, his compensation will be very small.

♦ ♦ ♦

Recent statistics indicate a marked increase in exports of lumber from the United States to the Orient. More than a quarter of a million feet of American woods are reported as being used in Samoa, Hawaii and the Philippine Islands.

Heretofore, it is said, raw materials have been made up into finished articles in the United States, almost without exception and exported as such. With the discovery by American manufacturers in the Philippines that they could import United States woods and make them up with profit there, wood-using factories were built. Pacific coast woods, in consequence, are in many cases taking the place of the native woods.

♦ ♦ ♦

Repairing Holes in Concrete Ceilings

Where it becomes necessary to repair a ceiling that has a hole caused by the falling out of some of the concrete, the following method, described by the Concrete Cement Age, will prove satisfactory. The method is to pour a thin grout through a hole drilled through the concrete, the grout being kept in place until it sets by a light panel supported with an upright from the floor. The upright can be of such length as to be sprung lightly in place, or it may be wedged up from the floor.

♦ ♦ ♦

Costly European Moving-Picture Theaters

The popularity of moving pictures in London and Berlin is shown by the expensive theaters being erected for their display. A theater recently opened in London cost \$633,000, and has a first-class restaurant and well furnished foyer approached by a marble staircase. The interior decorations, in a style described as neo-Greek, are in cream and gold, with carpets and upholsteries of a soft tint of chrysanthemum bronze.

The finest moving-picture theater in Berlin stands in the heart of the fashionable residence section of the capital. The design is that of a Greek temple, and the trimming is in gold and ivory. The roof is removable, so that the audience may have only the stars overhead on pleasant nights.

San Francisco Building Operations

Builders, as well as other business men, complain of dull times. Yet when the figures of contracts let and permits issued for the month are totaled up, September has shown about an average mark. Perhaps it is the general lassitude of affairs and the low margin at which contractors work that is accountable in some degree for the air of unactivity. September has about averaged with the previous months of the year. For private construction the total for the month amounts to \$2,231,764. This is divided into the following: For brick and concrete construction, \$1,080,092; frame building, \$629,415; alterations and additions, \$301,361; Panama-Pacific contracts, \$220,896. To this may be added city construction work to the amount of \$125,200; street and sewer work, \$61,685, and U. S. Government work, within the city limits, amounting to \$31,740, making a grand total of \$2,450,389.

Compared with other years the record for September since 1903 has been as follows:

September, 1904	\$1,699,580
September, 1905	1,417,104
September, 1906	5,341,106
September, 1907	3,562,184
September, 1908	3,287,771
September, 1909	1,724,983
September, 1910	1,433,797
September, 1911	2,100,653
September, 1912	1,886,743
September, 1913	2,231,764

It will thus be seen that the total of figures compares favorably with other years outside of what might be called the reconstruction period. It is about time for a reaction in business conditions and it looks that by the end of the year that conditions will be more favorable for the builder as well as everybody else.—Building and Industrial News.

♦ ♦ ♦

Building in This City Shows Big Increase

Building construction in ninety cities for September shows an increase in the aggregate of 5 per cent over the corresponding month a year ago, according to figures compiled by the Construction News.

In San Francisco there was a gain of 28 per cent for the month. During September, 1913, there were 386 permits issued calling for buildings, the estimated cost of which was \$2,273,723. This compares with 544 permits issued during the same month last year for buildings costing \$1,783,145.

In Oakland building operations showed an increase of 45 per cent for the month. The number of permits issued in Oakland during September of this year was 354. These were for buildings valued at \$456,425, as compared with 369 permits last year for structures costing \$839,440.

♦ ♦ ♦

A number of building contractors of San Diego are agitating a plan for licensing contractors in that city, claiming that such a procedure would eliminate the irresponsible contractor and raise the standards of contracting. The movement is an outcome of the situation that has prevailed in San Diego for a short period during which time it is said a number of contractors have failed to complete their contracts and have found it advisable to change habitation, leaving unpaid bills and unfinished work behind. The plan is being discussed by members of the builders' exchange.

The Organized Contractors of San Francisco

By WM. E. HAGUE,

(Secretary of the General Contractors Association.)

For many years the building business of San Francisco has suffered from a lack of proper organized effort for a betterment of conditions. The many bad practices existing among a certain class of architects have been allowed to go unnoticed. The unions have been allowed to adopt arbitrary rules, get higher wages here than in any other city in the United States and impose working conditions which have done much to retard the building industry of this city. The legitimate contractor has suffered from the bad business practices of his competitor.

During the last two years marked progress has been made among the general contractors and the specialty contractors in their various lines to organize along fair and legitimate lines, with the object of improving conditions all around, and the result is beginning to be felt. It is safe to say that the legitimate architect who has suffered from the bad practices of many of his competitors would be glad to see the contractors taking a firm stand against such methods, and the time will undoubtedly come when such a stand will be taken. To accomplish this result, however, we require closer co-operation between the architects and the builders. This has not yet been brought about, but we find that in almost any other city of this size in the United States the architects and contractors meet together at least once a month, either through committees or through general meetings, and much good has resulted. The local Chapter of Architects and the General Contractors' Association, through committees, have several times met to discuss the evils of the building business, but no real practical effort has yet been made to bring the two together. This is partly owing to the attitude of many architects in assuming that there are no interests in common, and owing to this feeling the general contractors have not sought, through their organization, to force themselves and their objects before the local Chapter of Architects. The results accomplished by closer relationship between the architects and builders in other cities have been most flattering, and both parties have benefited. Undoubtedly the time will come when there will be a change of attitude on the part of the architects. It may be, however, that such a time will not be reached until the General Contractors' Association has made more progress in rooting out the evils which have beset their business up to the present time.

Some three and a half years ago an important step was taken in the formation of the Associated General Building Contractors, an organization composed of general contractors who sought to improve the conditions of the building industry. Some seventy of the best general contractors in this city joined the organization in the course of a year, and later amalgamated with the old Builders' Association, which was an organization controlled also by general contractors. The amalgamated body at once incorporated under the name of "General Contractors' Association," and afterwards closed a lease with the Sharon Estate Company for headquarters in a building to be erected on the northeast corner of New Montgomery and Jessie streets, now known as the "Sharon Building." On the ground floor of this building are now to be found the finest building industry headquarters in the United States. They are a credit to the city, and speak louder than words for the success of the General Contractors' Association since its incorporation. Today the association has a membership of 130 stockholders (general contractors), and over 500 associate members (specialty contractors, material men, etc.).

While the general contractors have undoubtedly built up a splendid organization, which is probably the strongest of its kind in the West, there is also another organization, which is perhaps a still greater factor for the general promotion of the building business in this city. I allude to the Building Trades Employers' Association, which was organized about three years ago. It is the central body of the building business, and is composed of three delegates from each affiliated association, of which there are twelve at this time. These delegates meet in regular meeting once a month, and hold as many special meetings as the business of the organization requires. It has proven the most effective organization of contractors which this city has ever had, in dealing with the labor situation particularly. While the body as a whole favors "closed shop" conditions as being the most satisfactory in this city at this time, it has nevertheless several times been called upon to take a firm and positive stand against organized labor. On the several occasions when its power has been brought to bear upon the Building Trades Council, there has never been any question of the ultimate result, and the point at issue in each case has been conceded by the Building Trades Council.

A notable case in point is that of the recent settlement of the difficulty with the Hoisting Engineers' Union. This particular union had a clause in its working rules providing that the men should receive \$6.00 pay for an eight-hour day, but common practice in this city, and all other large cities, from time immemorial, has been that the hoisting engineer should get up steam for his engine in time to commence work at eight o'clock, and while this clause had been in the rules of this union they had never sought to enforce it, as in many cases it would not be practicable, owing to the fact that mechanics in practically all trades work eight hours and receive eight hours pay.

Some six weeks ago the hoisting engineers decided that they should get time and a half for the time they spent in getting up steam, and served a twenty-four hour notice to that effect on the contractors employing them. Those chiefly interested were the steel erecting contractors, who had, of course, figured on the old working conditions and could not very well afford to pay anything extra to their engineers. The demand practically meant an increase of a \$1.15 a day, which would have made the hoisting engineer the highest paid mechanic on the building. The contractors affected took the stand that ninety days' notice of this demand should be given to them, this being the custom in this city for many years past. The unions claimed that the rule had been adopted three years previous, and could be put into effect overnight at any time. On this point the two parties split. On several of the jobs the steel erecting contractors, under instructions from their association, started the hoisting engineer to work at eight o'clock in the morning, and put the erectors to work at nine o'clock, paying the erectors at the end of the week for seven hours' work each day. As a result the erectors struck, with the support of the Building Trades Council. Being unable to settle the controversy the Erectors' Association of California referred the matter to the Building Trades Employers' Association. That body at once took the situation in hand, and several conferences were held between its committee and a committee from the Building Trades Council, including Mr. P. H. McCarthy. The Building Trades Council demanded that the erectors be paid eight-hours' pay for the seven hours they had worked, and insisted on the enforcement of

the engineers' eight-hour rule without further notice. The Building Trades Employers' Association being unable to adjust the difficulty, a referendum vote was taken in each affiliated association to lock out the building industry on Monday morning, September 22nd. All preparations were at once made to establish the lockout effectively from the time of its commencement. The demand of the Employers' Association was that the men return to work under the old conditions and that ninety days' notice of the proposed change in working conditions be given by the Building Trades Council, and the employers absolutely refused to recede from this position or to change their demand in any respect whatever. The result was that at the ninth hour, namely, Friday, September 19th, Mr. McCarthy and his committee at nine o'clock in the evening appeared in the office of the Building Trades Employers' Association in the Pacific Building, and signed an agreement conceding the demand.

This controversy decided (it is to be hoped for all time) the important principle of recognition by the Building Trades Council of the authority of the Building Trades Employers' Association as the central body of the building business, and one which the council must deal with and recognize. It also decided that such matters must in future be arbitrated, and that ninety days' notice must be given by any union of any proposed change in working conditions. Had the Building Trades Council not receded from its position there is no question but that the building industry of San Francisco would have been effectively tied up for a period which it is hard to foretell, and the final alternative of "open shop" might have been necessary. The city is to be congratulated that this controversy was peaceably settled, and that the principle of right and fair dealing on the part of the union was driven home to the Building Trades Council.

Strikes, lockouts or boycotts are always an expensive thing for either party to the controversy, and if the contractors continue to build up their organizations and their central body there is no reason why the union labor problem, which has been a menace to the welfare of this city, can not be dealt with effectively and peaceably.

A practice of the unions and the Building Trades Council, which the contractors in their various associations are seeking to abolish, is the citation of employers to appear either before the union or the Building Trades Council. Controversies where the two parties are at loggerheads are now being turned over to the association of the contractor at interest, and the unions are being made to deal with the Employer's Association instead of being allowed to deal with the contractor individually, as in the past. This is particularly true of the General Contractors' Association. All controversies in that body between a stockholder and any union are now promptly turned into the secretary's office and adjustment made through the writer and the business agent. If necessary, the Arbitration Committee of the association is called on to deal with the difficulty and to meet with a committee from the union. This, however, seldom happens. In the past year in performing my duties a large number of such cases have been settled, and it generally happens that the dispute can be adjusted to the satisfaction of all parties concerned with very little trouble and in a very short space of time.

This principle of collective bargaining which the unions have effectively enforced in this city for many years past must be granted to the employers. It frequently happens, even yet, that a business agent will re-

fuse to deal with the Employers' Association. In such cases, however, it simply means that the business agent knows he has no case, and is simply arbitrarily trying, through the power which he thinks his union has, to enforce some demand which he knows is not right. The contractors propose to insist upon the principle of collective bargaining which the unions have so ruthlessly enforced in the past.

Unfortunately, not all of the different crafts of the building business which are organized at this time are in accord with the policy of the Building Trades Employers' Association and its affiliated associations. Several associations not affiliated with the Building Trades Employers' Association have agreements with their unions, some of which are more or less effective.

A close observer of the results obtained by such agreements, not only in this city but elsewhere throughout the United States, is bound to come to the conclusion that there is no ultimate benefit to be gained by them, and such agreements are frequently misused to create a combination, which is distinctly in restraint of trade but not always amenable to the law.

When such agreements are entered into they become binding upon the employers, but nearly all unions throughout the country having agreements with their employers have failed on their end of the contract when an issue arose.

It may be well to remark in passing that no association affiliated with the Building Trades Employers' Association has any agreement with its union. This does not mean that there is any lack of harmony between the two, but rather that the policy of agreements with unions is discouraged by the Employers' Association, and this policy was only adopted after a very careful and thorough review of the results obtained here and elsewhere in the past through the medium of such written agreements.

The general contractor is, to a certain extent, the key to organized effort in the building industry of this city. For many years he had really no organization worthy of the name, and it was said that it was impossible to get them together in a strong association which would operate on broad and legitimate lines for the protection of its members. However, all such efforts depend entirely upon the manner in which they are undertaken and the policy which may be adopted. Today the general contractors in their association stand together as never before in the history of this city, and they stand for what is right and just and against the many evils which have beset the business of recent years. To overcome these evils, however, is a herculean task, which can only be accomplished by steady, consistent effort, which may have to cover a period of several more years before it can be said that the general contracting business of this city is on a legitimate basis. In the final accomplishments of the results aimed at there is no question that the architect will become the key to the situation, and sooner or later a determined, concentrated and amalgamated effort between the General Contractors' Association and the local San Francisco Chapter of the American Institute of Architects must be made to stamp out the illegitimate architect and the illegitimate general contractor. Such practices as the peddling of bids by the architect and general contractor, the substitution of inferior materials, etc., must be entirely eradicated. This has already been accomplished in many cities of this country, and will eventually be brought about in San Francisco.

The adoption of the present lien law some two years

ago undoubtedly did much to eradicate the irresponsible contractor, and our old friend the "pro rata contractor" has today been practically eliminated from the building business. For years he was a menace to its welfare, and it was thought that he had come to stay for all time. While it is true that contractors still fail in business, the bond now given by the surety companies to the owner has become a dollar for dollar gold bond, and subcontractors and material men now receive their full money, whether the contractor is forced to the wall or not. If that much was accomplished, why can not we go the rest of the way?

Segregation of work on a building, which was carried on very extensively a few years ago, was another considerable source of evil. The taking of segregated bids and general bids was a result of the method, and worked an evil not only on the general contractor and the specialty contractor, but undoubtedly in many cases resulted in a building which was no credit to the architect and will never satisfy the owner. A certain amount of segregation of work on very large buildings is probably necessary and advisable, but it is a positive menace to every one when undertaken on smaller contracts.

Another evil which has beset the building business for the last several years is the overcrowded architectural profession, and the fact that there are too many contractors in all lines of the building business for the amount of work which has been coming out. With the building of the World's Fair in 1914 and the opening of the Panama Canal, it is to be hoped that this condition will be changed, and that San Francisco is about to enter upon a period of prosperity such as she has never before known. Let us hope so! Otherwise, unless we have a plague, we may shortly expect to see the poor farms in this vicinity filled with former architects and contractors.

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Composition Floors

In 1866, Stanislas Sorel, a French engineer, patented this composition, in this country, and about the same time patented the cement much used by dentists, which is of a nature similar to the oxy-chloride cement of magnesia, but having zinc as its base. This Sorel stone, as it was formerly called, has found a large use in Germany and elsewhere in Europe, principally for laying sanitary floors, countertops and for steamship decks.

Its slow hardening or setting is a desirable feature of this material; the chemical reaction taking place slowly through a period of say 24 hours, is much preferable to a quick set. For instance, I have had floors that set in a half hour's time. I have also had floors in which the chemical action took place so rapidly as to produce extreme heat, sufficient to burn one's hand.

In Europe most of the floors are scraped, like hardwood floors, when in a cheesy state, later on finished by polishing, then oiled or waxed; this produces a very beautiful "Steinholz" floor. I am acquainted with formulas and work of about 20 European concerns, having visited them and seen much of their work. They attempt on the whole much more elaborate work than is usually done by the manufacturers in this country, since their labor and materials are more cheaply obtained. Very artistic marble or terrazzo effects are obtained and if kept oiled or waxed such floors will wear and look well indefinitely. I have laid such floors in banks and court houses in this territory with good success, due to the fact that their janitors properly attended to such waxing and oiling.—Concrete Cement Age.

The Great Clay Products Industry

The great magnitude of the clay-working industry of the United States is shown in a chart just issued, compiled by Jefferson Middleton, of the United States Geological Survey. This chart shows a total value for 1912 of \$172,811,275, which is an increase of \$10,575,094 over figures for 1911. These products include the several varieties of brick, drain and other tile, sewer pipe, terra cotta, pottery, fire brick, and other clay products, the various building bricks representing the greatest value, with a total of \$73,425,819. The number of building bricks manufactured was 10,281,114,000.

Ohio led the states in the value of her clay products with an output amounting to \$34,811,508, or over one-fifth the total production for the United States. Pennsylvania was second, with a production valued at \$21,537,221; New Jersey third, with \$19,838,533; and Illinois fourth, with \$15,210,990. Eight states produced clay products in 1912 to a value exceeding \$5,000,000, and 26 states to a value exceeding \$1,000,000.

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Ancient Persian Brick

Mr. Alexander Bigot reported at the Academy of Inscription and Literature that the Persian brick which were found recently had been investigated, and they proved to contain over four-fifths of sand and the balance was lime. But they had no clay particles in their composition. Some reddish brick were also examined, and especially those that were not glazed, and it was found that they were made of clay intermixed with lime. He has therefore come to the conclusion that the industry as carried on by the Persians about 500 years B. C. was not a ceramic industry as has been supposed to be, but an industry of lime mixtures, so high in art and perfection, that it has not been possible up to the present date even to imitate or reproduce same to any extent.—Revue Generale de Ceramique No. 7, 1913.

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Iceless Refrigerator Uses Old Way of Cooling

A new type of refrigerator that uses an old principle of cooling has recently been perfected, and is intended particularly for use in localities where ice is scarce or expensive. This refrigerator consists of a cylinder of galvanized-wire screen, of one-quarter inch mesh, covered with a special absorbent cotton cloth, and provided with a sheet-metal base and lid. The lid is hollow and is used as a reservoir, having a hole in the center into which water is poured daily. A cloth lining of the lid is so arranged that a number of wicks hang over the edge into the water. These take up the water by capillary attraction, and pass it onto the cloth lining of the main body, which soon becomes saturated. Evaporation of the water keeps the temperature inside the refrigerator at about 50 degrees, which is said to be sufficiently low for the preservation of fruit, meat, or vegetables.

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Exports of Clay Products

The exports of domestic clay products from the United States in 1912 were valued at \$5,000,895, an increase of \$1,335,175, or 36.4 per cent; in 1911 they increased \$1,021,118, or 38.6 per cent. Of these exports, 76.45 per cent was brick and tile and 23.55 per cent was pottery. Brick and tile exports increased \$1,558,757, or 68.84 per cent.

"Law of 1872" Inoperative

A recent court decision declaring inoperative the law of 1872 requiring architectural competitions on public buildings has just been brought to the attention of the committee appointed by the Southern California Chapter of the American Association of Architects to arrange for a suit to test the validity of the law. Mr. J. E. Allison, chairman of the committee, has just ascertained the facts in the case. The court holds that the law of 1872 has been in effect repealed by subsequent acts of the legislature regulating the manner of letting contracts. This is in line with the opinion given by Attorney General Webb in response to an inquiry by the state superintendent of schools. Following is a statement of the case prepared by Mr. Allison:

"Arch. John J. Donovan of Oakland was employed by the board of education of Sacramento by direct appointment to design and prepare plans and specifications for a school building to cost approximately \$200,000.

"Some citizens had a lower court issue an injunction restraining the board of education, county school superintendent, auditor and treasurer from making payments to the architect employed. This injunction was issued on the ground that the board of education had not complied with the law of 1872 in making a contract with the architect for this work in as much as they alleged that the board did not advertise for plans and specifications.

"The trial to dissolve the injunction was tried at Sacramento August 6 before Judge Wood of the superior court. The restraining order was dissolved on the ground that subdivision 22, section 1617, of the Political Code replaced the Act of 1872 in spirit by the fact that this section 1617 relieved the board from requiring a bond from architects submitting drawings and specifications; and further, the judge stated, that there was no specific way in which the board could advertise for plans and specifications, contending further that section 1617, namely, the elimination of the bond, repealed the law of 1872 in its entirety because furnishing a bond was the purpose of the law and it was not to advertise for plans and specifications that the Act of 1872 was framed.

"The sole question before the court was whether or not the Act of 1872, page 925, was repealed. The contention of the attorneys for the architect was based on the following propositions: First, that by subsequent acts, the same was repealed as to state pleadings, by the Act of March 23, 1876 (Statutes of 1876, page 427), and the Act of March 23, 1901 (Statutes of 1901, page 641), and the acts of 1909 and 1911.

"As to counties the same as repealed by the county government act. As to municipalities, the same was repealed by municipal corporation act adopted in 1909 (Statutes of 1909, page 27). As to school districts, the same was repealed by subdivision 22, section 1617, of the Political Code, and subdivision 11 of section 1543 of the same code.

"Where the legislature has enacted subdivisions with relation to special subjects, such as school districts, these special provisions are not affected by general laws.

"This opinion supports the opinion of Attorney General Webb, dated December 6, 1912, bearing on the same question."—Southwest Contractor and Mfg.

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Steps to Wear Forever

By mixing carborundum with concrete a Paris architect succeeded in building a stairway in a public building that seems to defy wear despite its use by thousands of persons daily.

Model Houses for Workingmen

Homes that workingmen can purchase at a total cost of 83 cents a day are about to be built in Queens. Plans for 150 such building have been prepared and for them there are already 600 applicants. The idea is that of Dr. Joseph Caccavajo, a civil engineer, and authority on housing problems, who has the co-operation of several of the large industrial concerns recently located in Long Island City. The scheme is not a philanthropic one but has for its object the making of profits while supplying workingmen with livable homes at low cost.

Dr. Caccavajo, discussing the scheme, said recently that he proposes to construct two-story brick, stone or hollow tile houses of the type familiarly known as Philadelphia houses, containing six rooms and bath, which the wage earner can purchase on the same basis as though he were paying rent. These houses will be far superior to the best types of England, Belgium and Germany, where so much thought has been given to the proper housing of workingmen. Cottages will range in price to meet the incomes of purchasers and it will be possible for workingmen to buy homes for a price as low as 68 cents a day, which with taxes, water and fire insurance, will bring the total cost up to 83 cents.

The only conditions to be exacted are that those purchasing the houses shall be of good moral character; that they have been steadily employed for a period of not less than five years; that their present employers recommend them as men or women who can be depended upon to meet their obligations that there shall be at least one, and preferably more children to each family, and that the general health of the members of the family shall be good.

The first group of buildings will be built in Long Island City, where the growth of industrial plants has created a demand for homes for workers. That group will contain about 150 houses. They will be one-family houses with at least three bedrooms, a living-room, kitchen and bath. The cheaper houses will be built in rows and the more expensive will be of the semi-detached type, with gardens on three sides.

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What the Smoke Nuisance Costs

It is stated on good authority that the smoke nuisance costs the American people nearly \$50,000,000 every year. This figure includes losses of all kinds, of which the deterioration of materials of various kinds is probably the greatest. But the one item of cleaning the faces of the big modern buildings annually of their coating of smoke and soot is an important one, as may be understood after a little observation in almost any large city during the spring or summer. A European artist who visited this country recently was quoted as saying that American cities would be more beautiful if there were more smoke to tone down the sharp outlines of the buildings and reduce their bright coloring to a soft, pleasing gray. But this ultra-artistic view is not likely to make much of an appeal to the owners of buildings who have to foot the annual cleaning bill.

Just what this bill must be is indicated by the elaborate and costly procedure necessary in cleaning a skyscraper. The work is all done by hand from a scaffold swung by ropes from the cornice of the building. This scaffold is under the control of the workmen as they do the cleaning, being shifted up or down as required by the ropes which run through blocks at the top. The work begins at the top, and a strip from 12 to 16 feet wide is cleaned down the face of the building to the bottom.

The scaffold is then drawn back to the top of the building and shifted into position for the next strip, this process being continued until all the faces of the building are cleaned. Soap and water are not sufficient for the purpose, and it is necessary to use an acid to cut the mixture of smoke, soot, and slime. Ordinarily, hydrochloric acid is used, mixed, half-and-half, with water. To get an idea of the amount of dirt that collects on a building in the course of a year it is only necessary to note the difference between the washed and unwashed portions in the building. Where a building is faced with glazed terra cotta such a mixture removes the dirt readily and completely, but even then the cost for cleaning may run anywhere from \$500 to \$2,000. If a building is faced with granite or stone of any kind, the process of cleaning it becomes much more complicated and expensive, since the dirt sinks into the pores of the stone. Some such buildings have been cleaned by being brushed over every inch of their surface with fine steel-wire brushes, while others have had a microscopic layer of stone removed by a sand blast, the cost by either method running into thousands of dollars in the case of a large building.

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Heating and Warming in Germany

A consular report recently issued by the U. S. A. Government from Washington describes some points in current German practice. It is stated that modern methods of installing hot water and steam heating were brought to Germany from America, but that the German heating engineers now believe themselves to be far ahead of the United States both in theory and practice. At the larger technical schools, notably at Charlottenburg, Hanover, and Dantzig, regular courses in heating and ventilating engineering have been added to the curricula, and degrees in the subjects, corresponding to bachelor of science and doctor of science are granted. Scientific study has enabled Germans to compete in this industry with foreigners not only in Germany, but in most other countries where tariff restrictions are not too great. The hot-water apparatus used in South America, Austria, Russia, and the Orient is almost exclusively German.

The German designers have derived much advantage from careful and theoretical study of the subject, particularly in respect of the cost of laying out steam and hot water systems. An accurate knowledge of efficiencies and capacities of various sizes of pipe suitable to a given scheme enables them often to reduce the factor of safety in their estimates and consequently to plan their schemes with a minimum cost for material. On the question of prices for boilers and radiators it is stated that boilers for warming houses by both steam and water systems are sold on a basis of heating surface. The average price is 50m. to 70m. per square metre (10¼ square feet) heating surface. Radiation on the same basis costs from 6m to 7m. per square metre heating surface, while an additional 20 per cent is usually assumed to be a fair price to cover the cost of installation.

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Applying Calcimine Evenly

When applying calcimine, alabastine or paint, if it is to be rubbed down, put on the different layers at right angles. The first coat, when dry, is composed of fine ridges of color. When the second coat is applied these ridges hold the color between them, thereby causing the surface to be covered evenly and thoroughly.—Contributed by Jas. M. Kane, Doylestown, Pa.

Quicksand Frozen in Building Work

Quicksand was encountered in the laying of the foundation of a large building in Berlin. To overcome the difficulty a frozen wall was formed by inserting 5-inch freezing pipes into the sand. These pipes were closed at the bottom and located about 3 feet apart. They were fed by 1-inch brine pipes connected to a supply header. The method worked excellently, and was much cheaper than if a pneumatic caisson had been sunk.

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Restricting the Heights of Buildings

Apropos of the discussion which has been going on for some time past with regard to limiting the heights of buildings in New York City, Robert Grier Cooke, president of the Fifth Avenue Association, which has gathered much data on the subject and placed it before the newly created commission to inquire into the practicability of limiting the height of buildings in the city, expresses some views which may not be without interest. After commenting upon the height to which buildings are permitted in many of the leading cities of this country he refers to conditions in some of the foreign cities as follows:

"As America is the home of the skyscraper the limits to building heights here are placed far higher than in the great cities of Europe. Berlin permits a maximum height of 72 feet, but no building can rise higher than the width of the street. The maximum height allowable in Cologne and in Dusseldorf, known as the park city of Europe, is 65 feet 6 inches. Munich draws the line at a building having a ground floor and four stories, not counting a mansard.

"Frankfort, Germany, is divided into zones, the maximum height for buildings varying from 58 feet 11½ inches to 65 feet 6 inches in the inner city. In Zurich a maximum height has been fixed at 43 feet.

"In London, according to the building act of 1894, in a street under 50 feet wide all buildings are limited in height to the width of the street. In streets more than 50 feet wide no building can be put up which rises more than 80 feet into the air. In Birmingham, England, the height of building is regulated in accordance with a proviso that a line drawn upward at an angle of 45 degrees from the edge of the premises will meet no resistance.

"Paris does not permit a facade higher than 65½ feet, while in Rome the height limit is set at 78½ feet, with a minimum height required of 45½ feet.

"Taking into consideration all these limitations which have been thrown around new building construction in these world cities doesn't it seem as if the time had arrived in New York for making it impossible in the future to erect ultra high buildings in districts where such structures are obviously not wanted and not necessary? The Fifth avenue section is such a district. The many towering loft structures erected in the street and close to it in the last ten years or so, with their countless factories and swarms of workers that inundate the avenue's pavements and blight its legitimate business, have already worked immense damage to the shopping district and its interests. Unless the present tendency to line the avenue with skyscrapers of this class is speedily checked Fifth avenue will soon be a cheerless, sunless canyon with none of its historic charm and filled with a struggling mass of humanity having nothing in common with the street's present purposes. Why not follow the wise example set by numerous other American and European cities in holding buildings within reasonable limits as to height?"

Carrara Marble and Where It Comes From

One of the oldest industries of the Old World is the quarrying of Carrara marble in Italy. Contrary to general belief, the Carrara Mountains of Apuan Alps are not composed entirely of marble, although deposits occur throughout the group, which extends nearly parallel with the coast for about 40 miles from Aulla, on the river Magra, to Lucca. Undoubtedly the largest and best deposits are at or near Carrara, where there are four hundred and ninety-five quarries out of a total of seven hundred and twenty-two in the entire district in active operation. The product of these Carrara quarries has been known for centuries throughout the civilized world; and although other marble has been sought and many deposits discovered and developed in other countries, no superior or equal of the Carrara product has yet been found. This is shown by the fact that the demand is steadily increasing, despite the advanced cost of production of recent years, which has caused higher prices. In fact, the demand for certain quantities of Carrara marble is often greater than the supply.

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Artificial floorings are now being made out of sawdust concrete. The cement used consists of a solution of magnesium chloride to which pulverized magnesia is added. The sawdust is then used in any desired quantity. Floors manufactured in this way are more resilient than concrete, and are not good conductors of heat. They wear well, and do not burn, charring under the fire test.

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White Terra Cotta

Apparently white terra cotta is becoming a favorite building material in New York. A number of the more recent structures have more or less of it, not only in their ornamentation, but in the principal walls. The use of white and cream terra cotta was made notable on the Woolworth building, the largest office building in the world. All the exterior decorations of the Hotel McAlpin, the greatest hotel in the world, are white and cream terra cotta.

At Madison avenue and Twenty-fifth street an office building is in process of erection which is all white terra cotta above the second or third floor. The decorative features are very elaborate and the building itself is not unlike marble in appearance.

On Forty-second street, near Broadway, a high building is going up, the upper portion of which is white terra cotta, and the scheme of decoration is very attractive. Of course, there are many others in which white terra cotta is used very extensively and gives the building a distinction otherwise unobtainable, and the decorations possible with terra cotta far exceed those with any other material, while permanency is no longer in doubt. Expensive preservative applications are never required when terra cotta is used, while marble and some other varieties of building stone are often found to be deteriorating after a few years and some preservative process is necessary to prevent destruction.

With fireproof partitions and floors, brick walls, with terra cotta outside, the modern building is an example of the encasing of a steel frame in an indestructible clay envelope, guaranteeing immunity from fire and freedom from the dangerous weathering processes to which all stone buildings are subject, particularly in the damp climate which characterizes New York.

Free Hand Book For Architects

A well edited book, bound in leather, is being compiled for distribution among the California Architects. It will contain all the State Building Laws and Acts up to date thoroughly revised, also the Building Ordinances of Los Angeles and San Francisco, together with a complete directory of Architects in the state.

The book will be off the press in January and any Architect desiring a copy may have it without cost or obligation by writing H. A. Arenz, 408 Byrne Building, Los Angeles, Cal., at as early date as possible.

Any Architect having changed his address or expects to soon, should write the above in order to make the new Directory complete and up to date.

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New Architects for Portland Postoffice

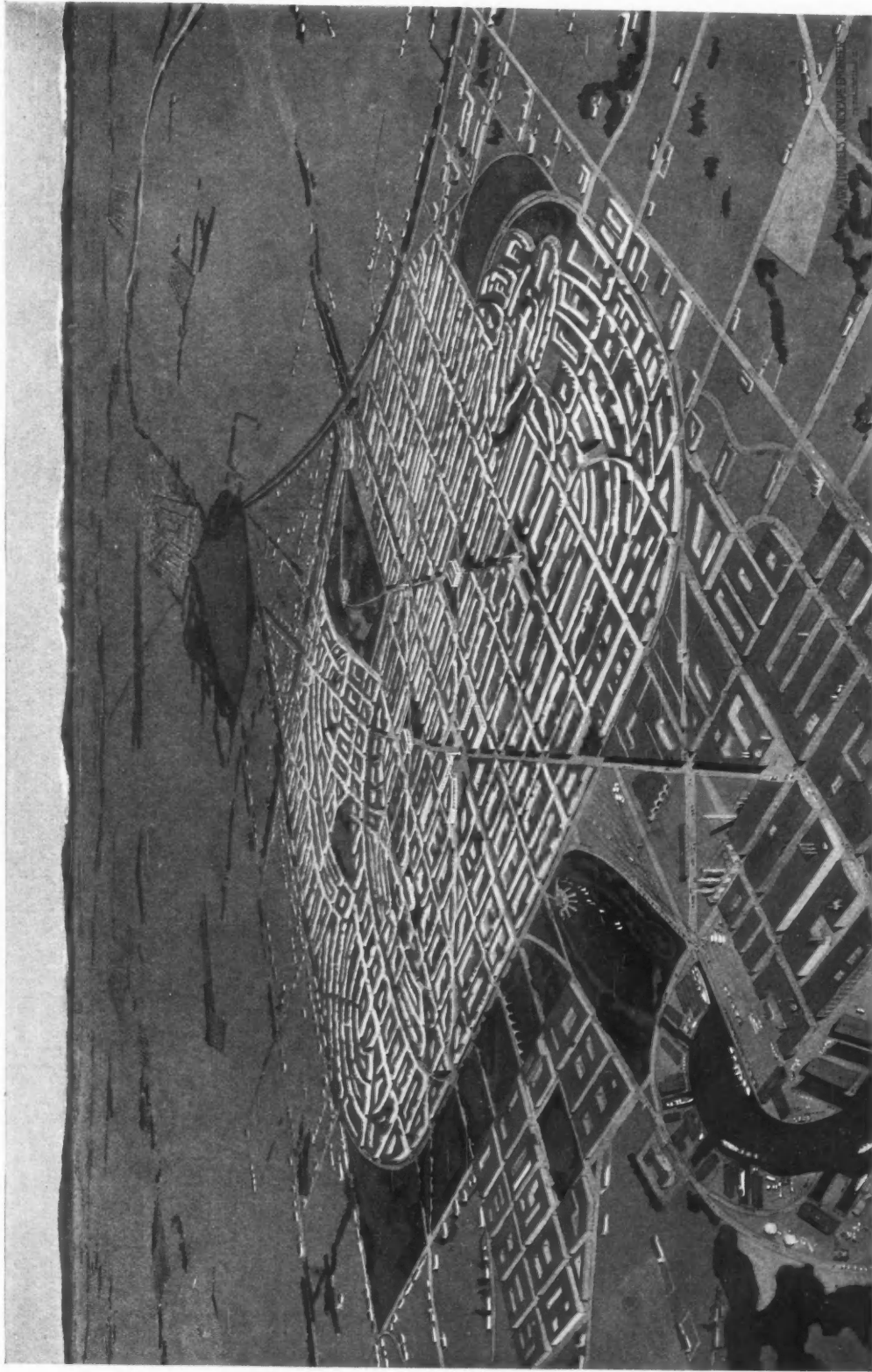
Senator Lane proposes to introduce a bill amending the law providing for the Portland postoffice building so that it may be built to accommodate other government offices. He will endeavor to have provision made for a new building eight stories high instead of that of two stories proposed by the supervising architect. The competing architects selected in place of the original list who refused to conform to the department program are: Louis Hobart, San Francisco; Goodrich & Goodrich, Portland; James G. Roger, Griffin & Wynkoop, Stein & Felleheimer, and Clinton Russell of New York.

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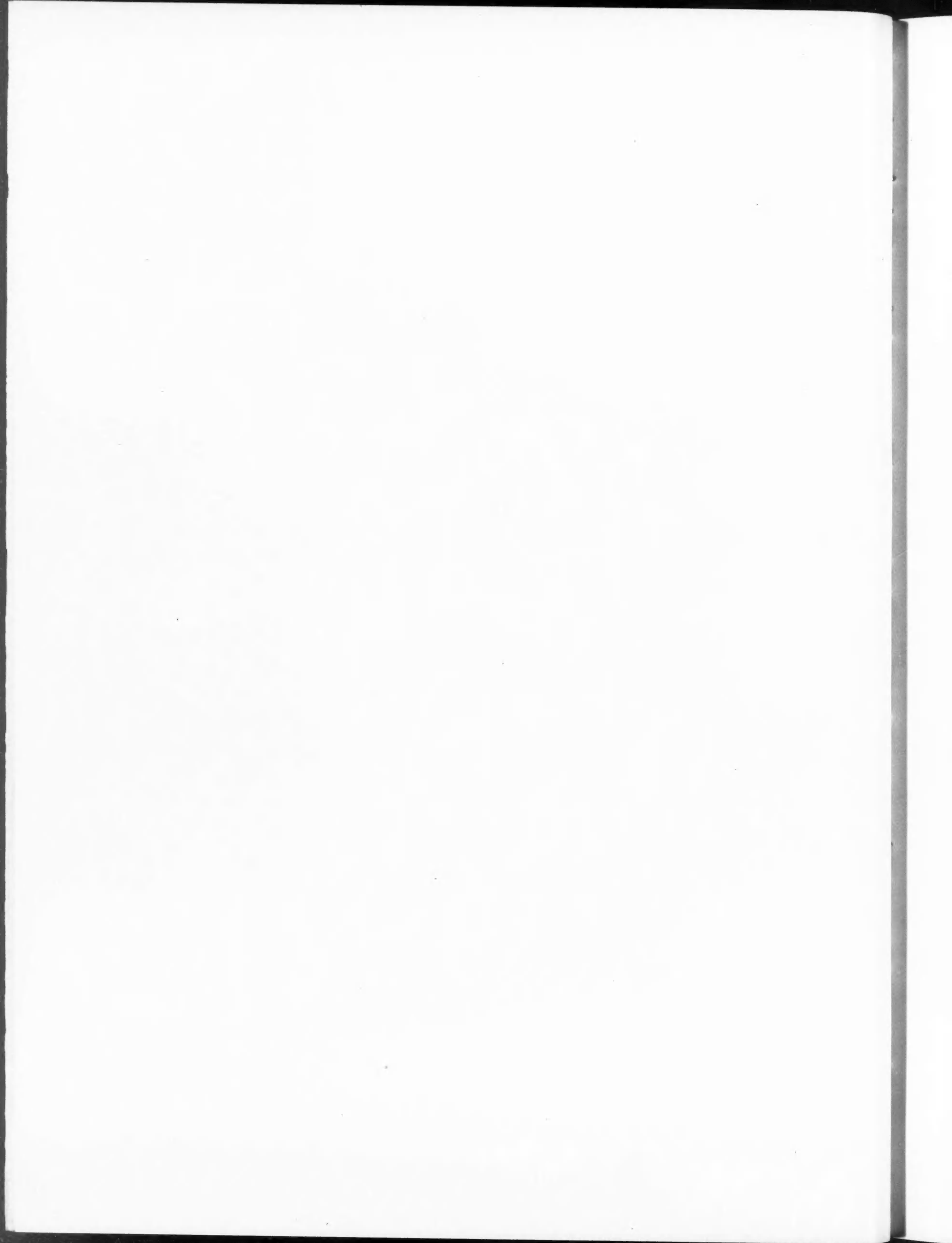
Stucco Finish Causes Worry

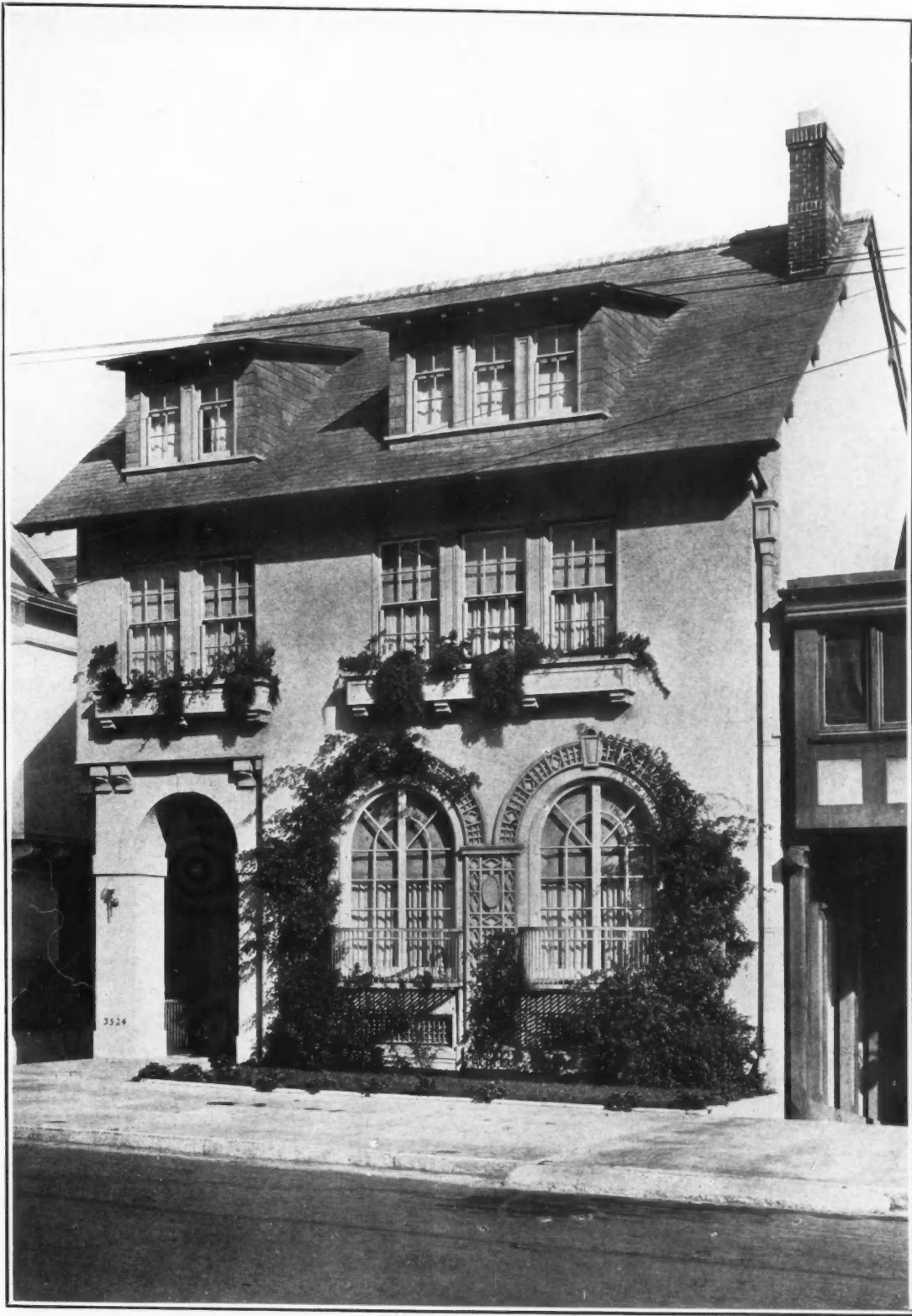
Considerable discussion is taking place in Cincinnati architectural circles, as well as among some owners of homes of a certain type, as to the causes which brought about defects in stucco construction on brick, says the Cincinnati Enquirer. It leaked out yesterday that one owner of a handsome residence in East Walnut Hills, completed last year at a cost of \$35,000, must spend at least \$10,000 this year in putting a brick veneer about the house. Near by is another costly home of the same exterior style, which was occupied for the first time last year. There were some minor defects in the method of putting on the finish, which was apparent at the time, but since the warm weather has set in, chunks of the cement surface have fallen away from the brick walls, leaving the home in an unsightly appearance. Architects and contractors, who have made a special investigation, found that in many instances a part of the brick surface was torn away with the cement. This has caused a controversy to arise as to whether the brick has not had something to do with the trouble of the owners.

Both houses were finished just before winter set in. Some of the architects believe there were small crevices in the cement finish, which permitted water to seep under the surface and freeze, and when warm weather came something had to give way. The fact that the break took with it part of the brick surface was a surprise to those who have investigated the situation. One architect contended that machine-made brick have not given the same results as those made by hand, when used in connection with a cement finish. No fault, it is said, has been found with stucco work when applied on lathing, although many owners do not like this method, preferring to have a brick for surfacing with cement. The subject will no doubt be thoroughly investigated by the architects, as many are partial to this type of architecture. Some of the craft state they were not paid sufficiently to make a set of plans, superintend the construction and also give the workmen a course in cement work.



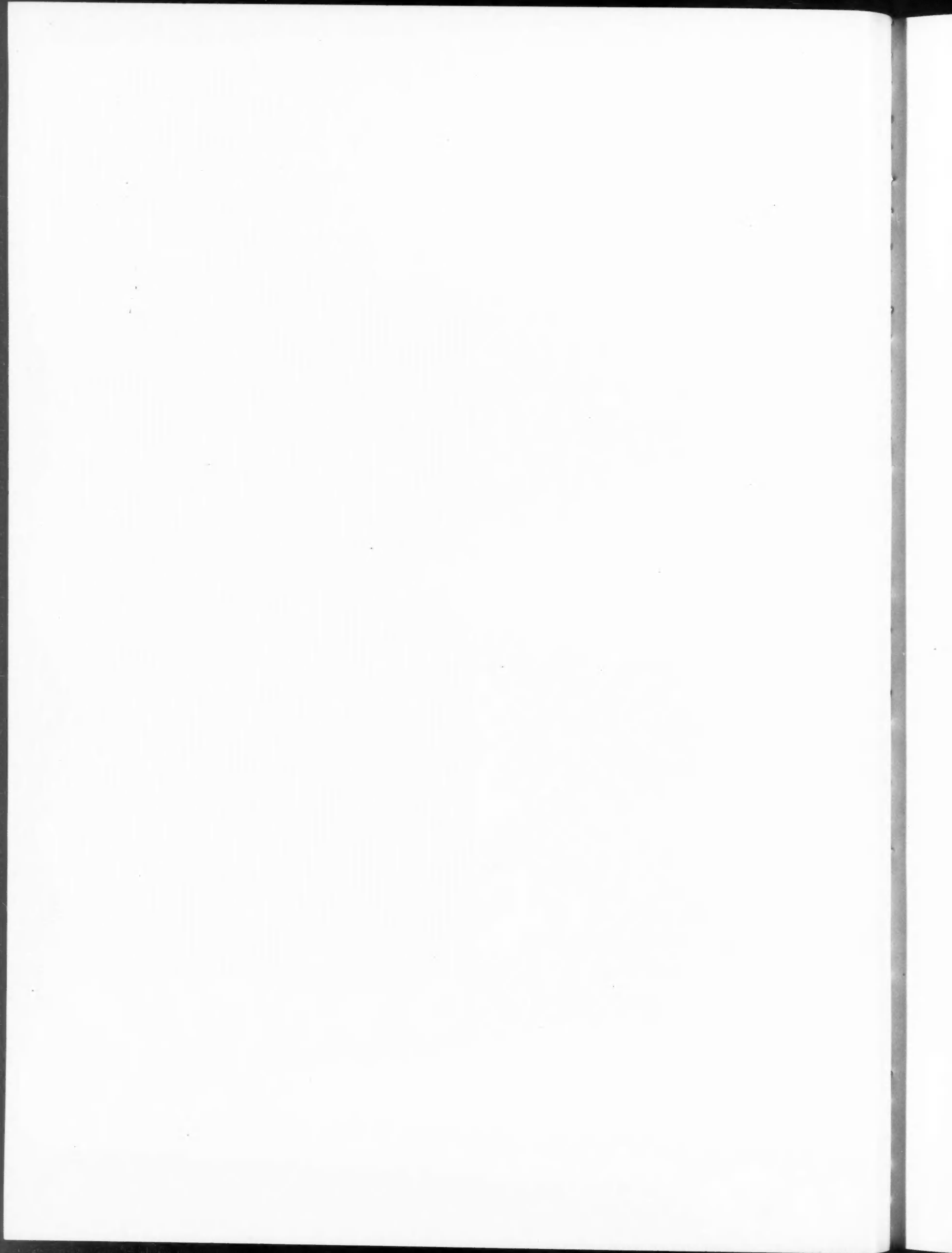
Acero Plan of Solano City, Cal.
Planned by Mark Daniels, Landscape Engineer.





Residence Mrs. Lawrence Myers, San Francisco, Cal.
Mr. Sylvain Schnaittacher, Architect.

—Photo by Gabriel Moulin.





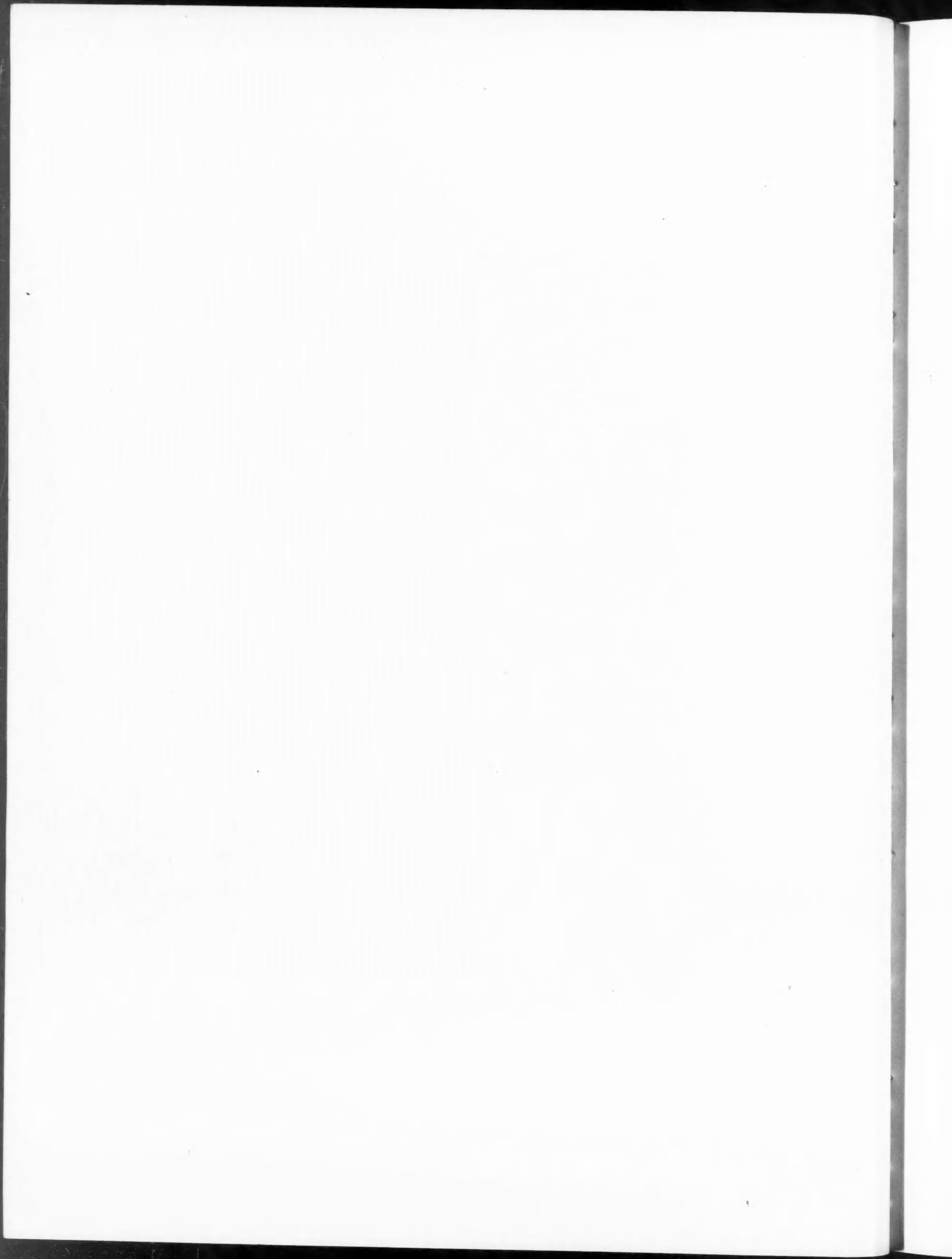
—Photo by Gabriel Moulin.

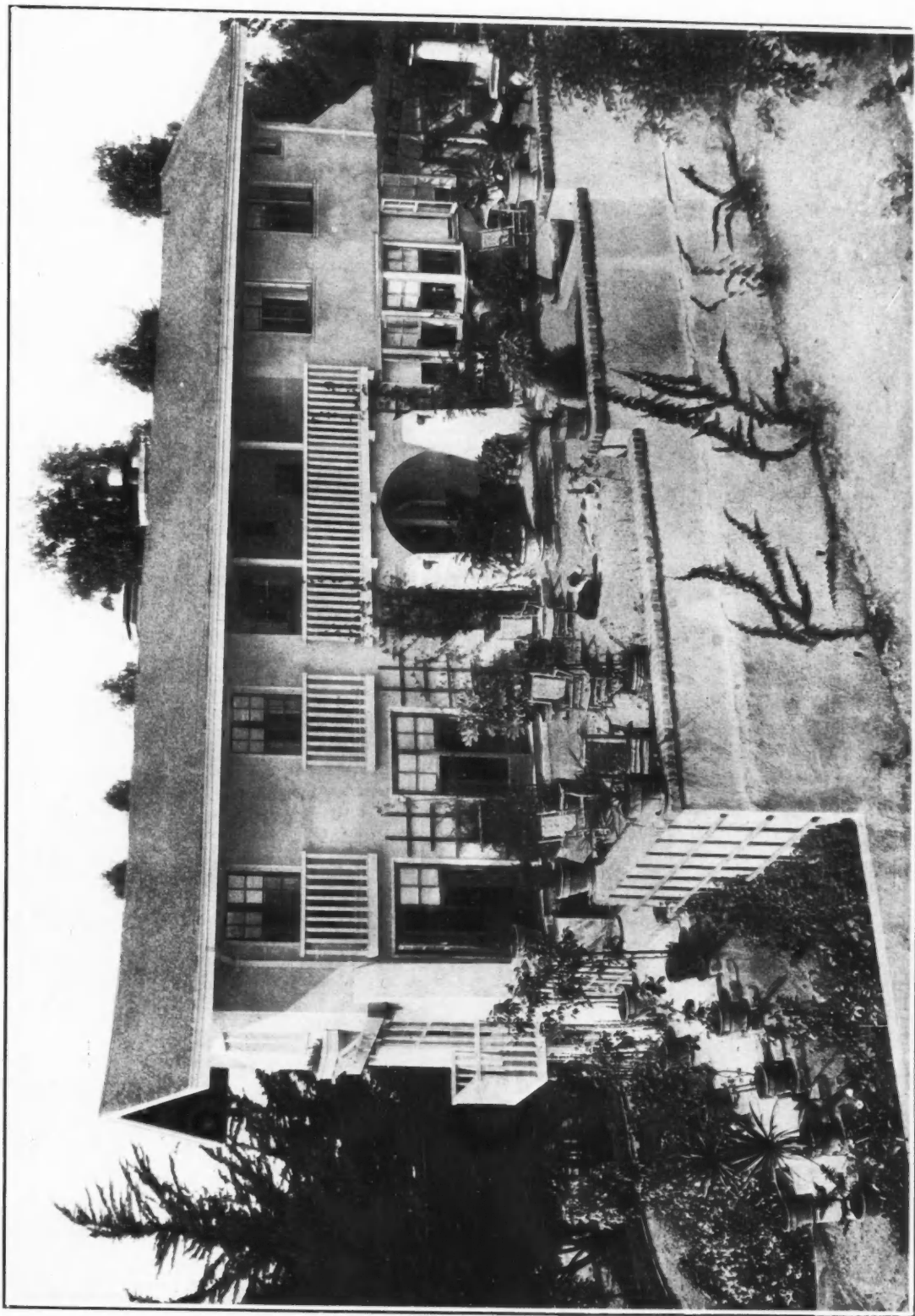
Living Room, Residence Mrs. Lawrence Myers, San Francisco, Cal.
Mr. Sylvain Schnaittacher, Architect.



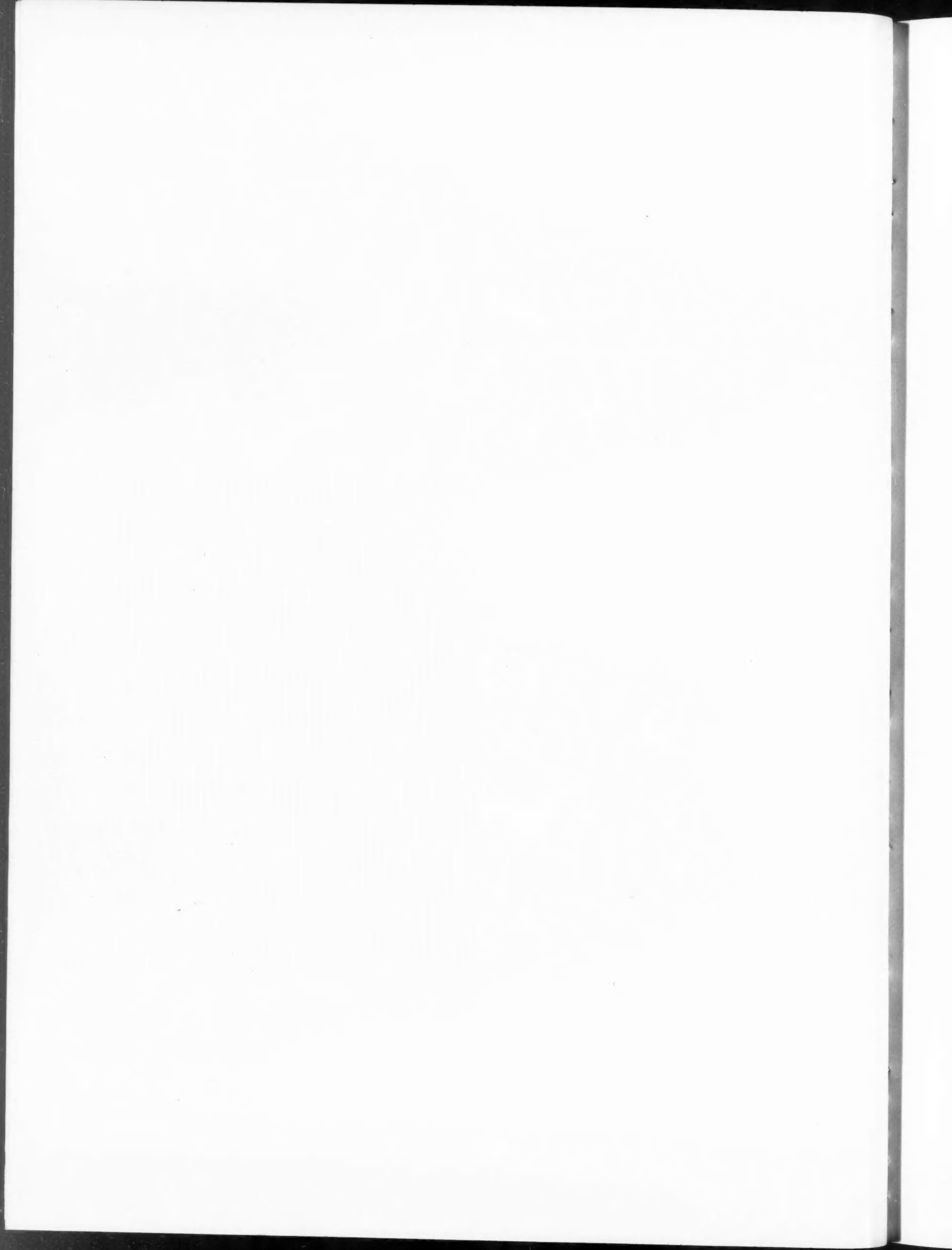
—Photo by Gabriel Moulin.

Sitting Room, Residence Mrs. Lawrence Myers, San Francisco, Cal.
Mr. Sylvain Schnaittacher, Architect.





Residence Mr. J. H. Berghauser, Belvedere, Cal.
Mr. Albert Farr, Architect, San Francisco, Cal.

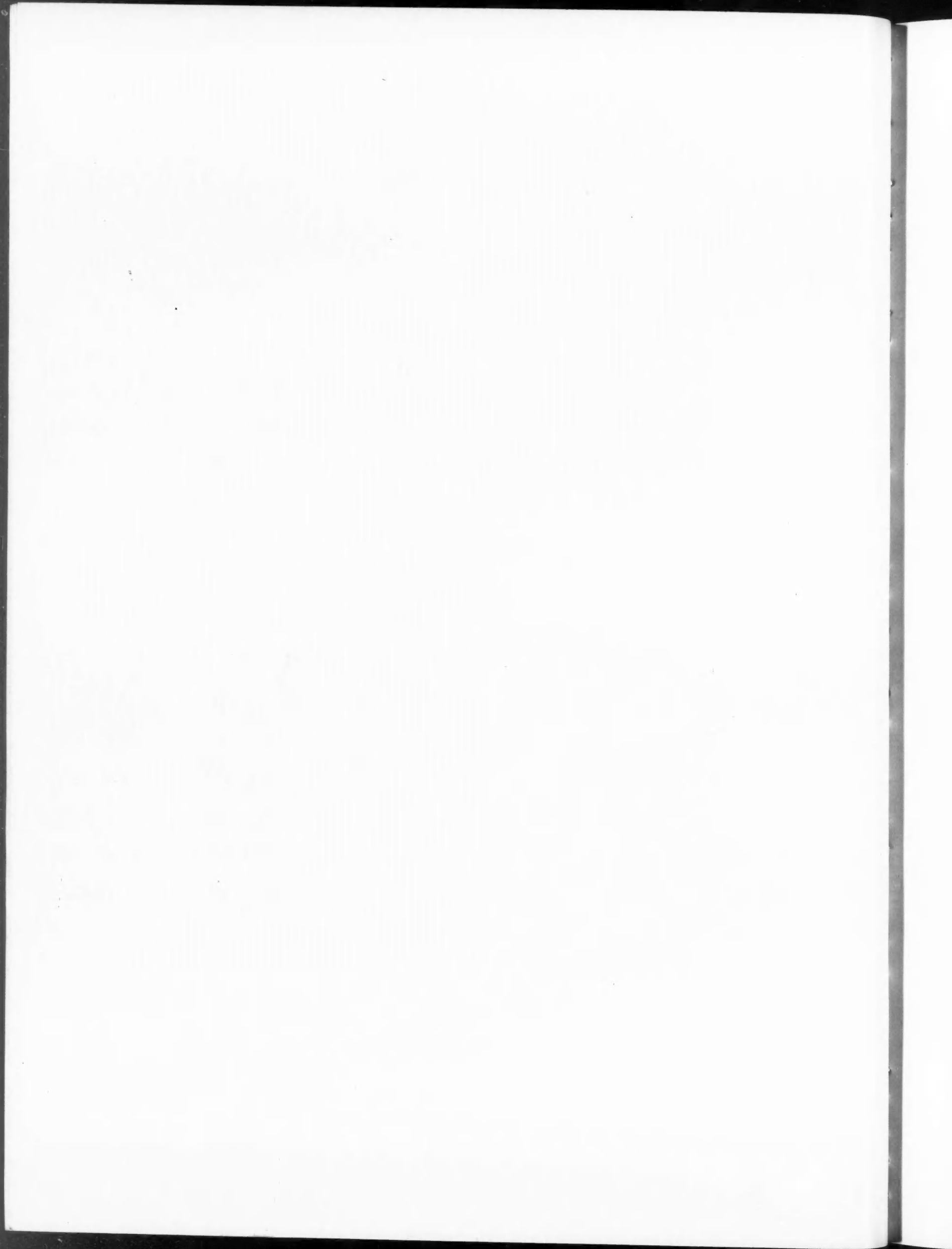




Residence Mr. Edward Holmes, Belvedere, Cal.
Mr. Albert Farr, Architect, San Francisco, Cal.



Hall, Residence Mr. Edward Holmes, Belvedere, Cal.
Mr. Albert Farr, Architect, San Francisco, Cal.

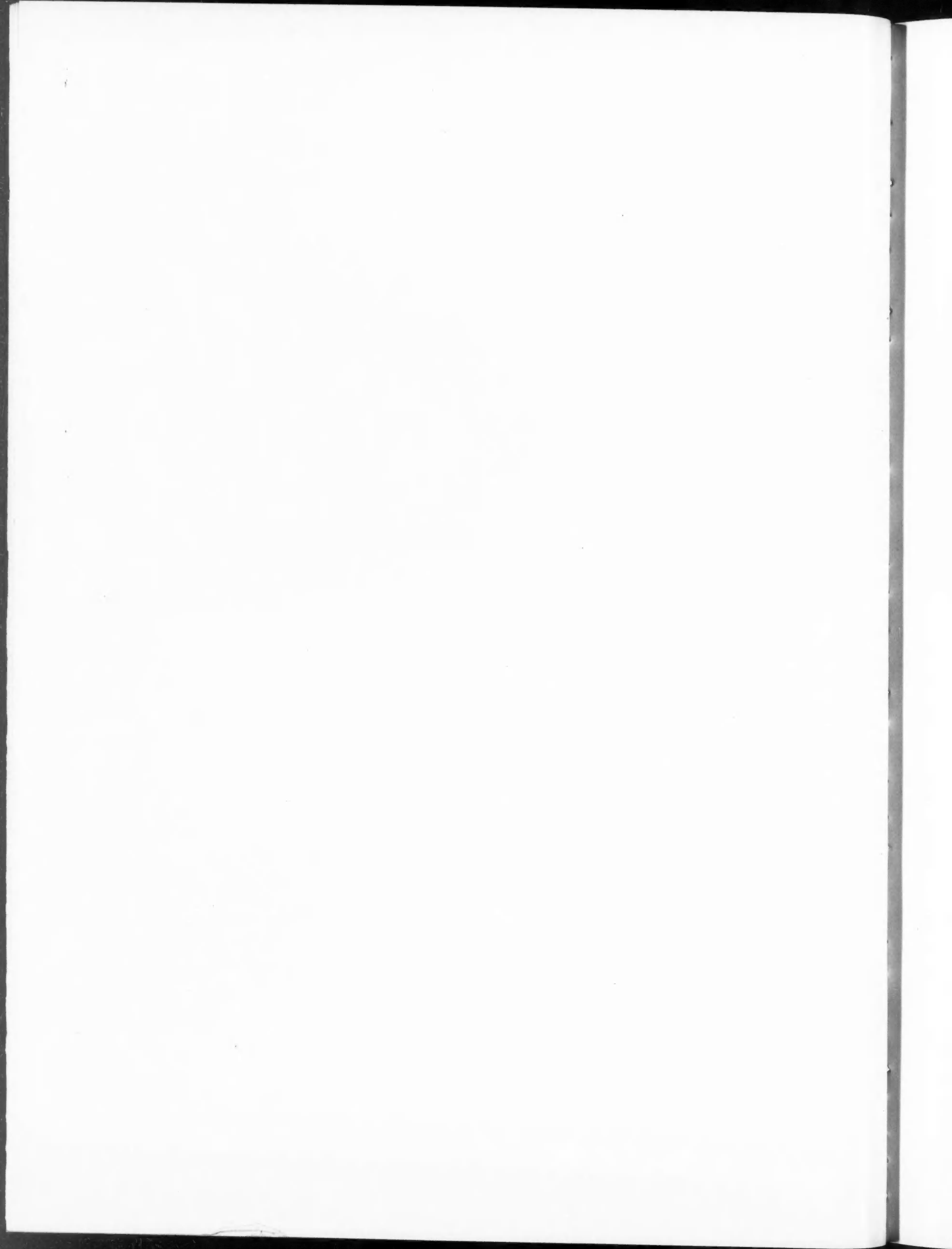


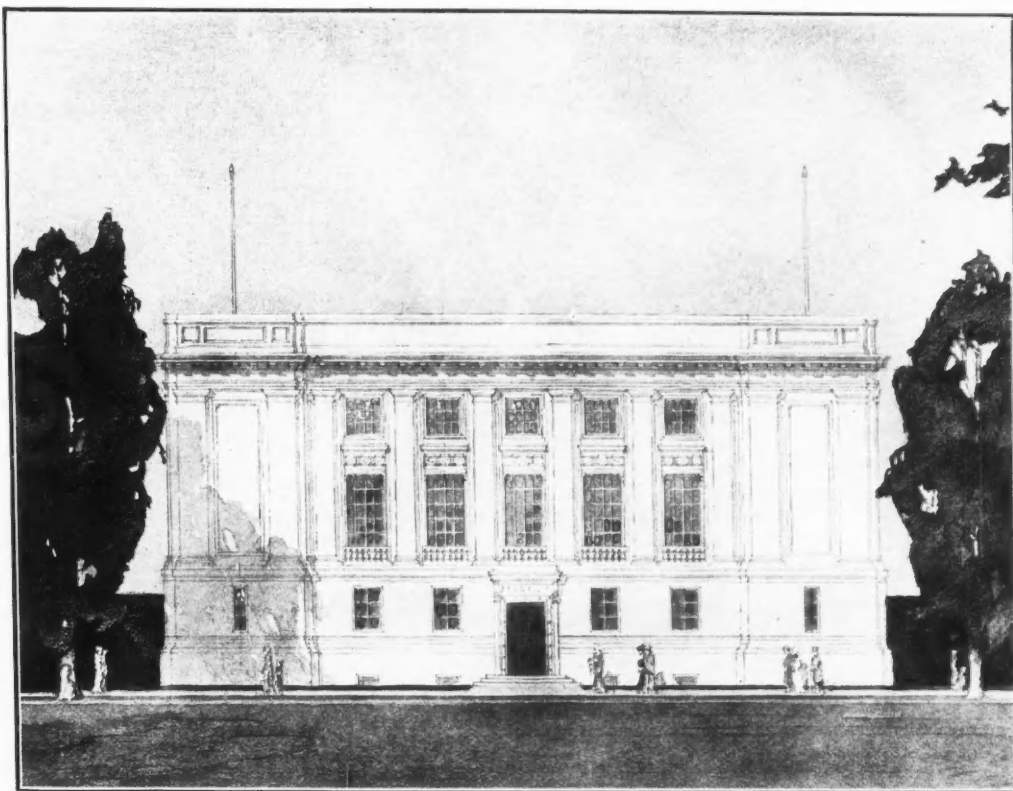


Living Room, Residence Mr. Edward Holmes, Belvedere, Cal.
Mr. Albert Farr, Architect, San Francisco, Cal.

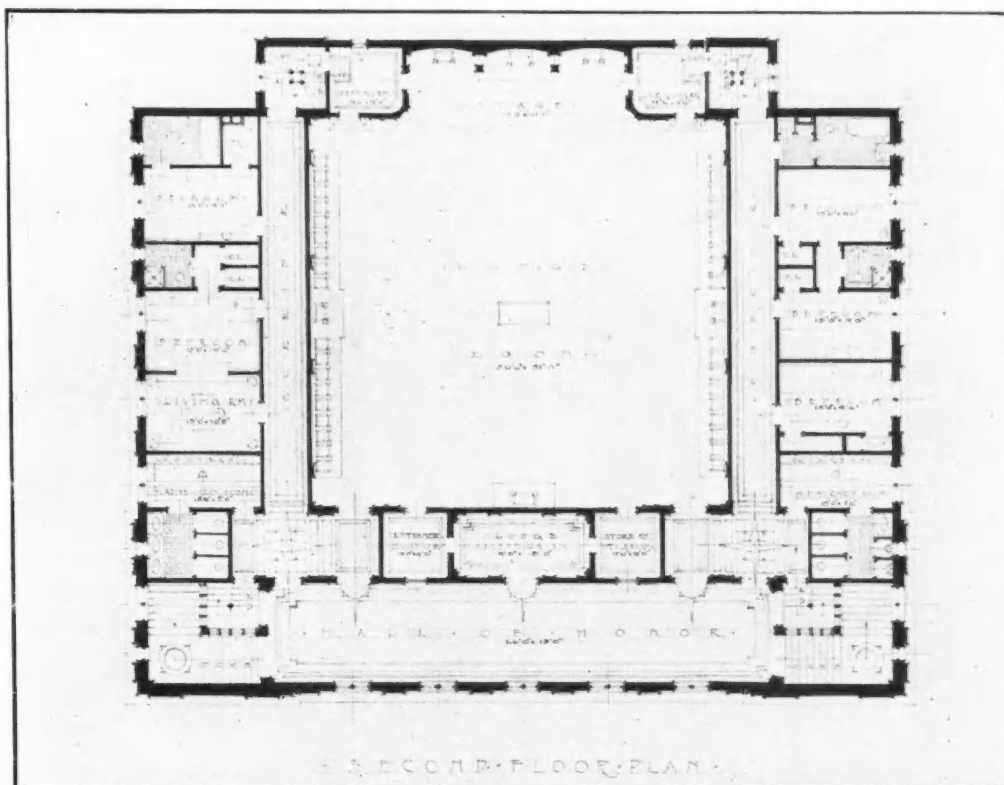


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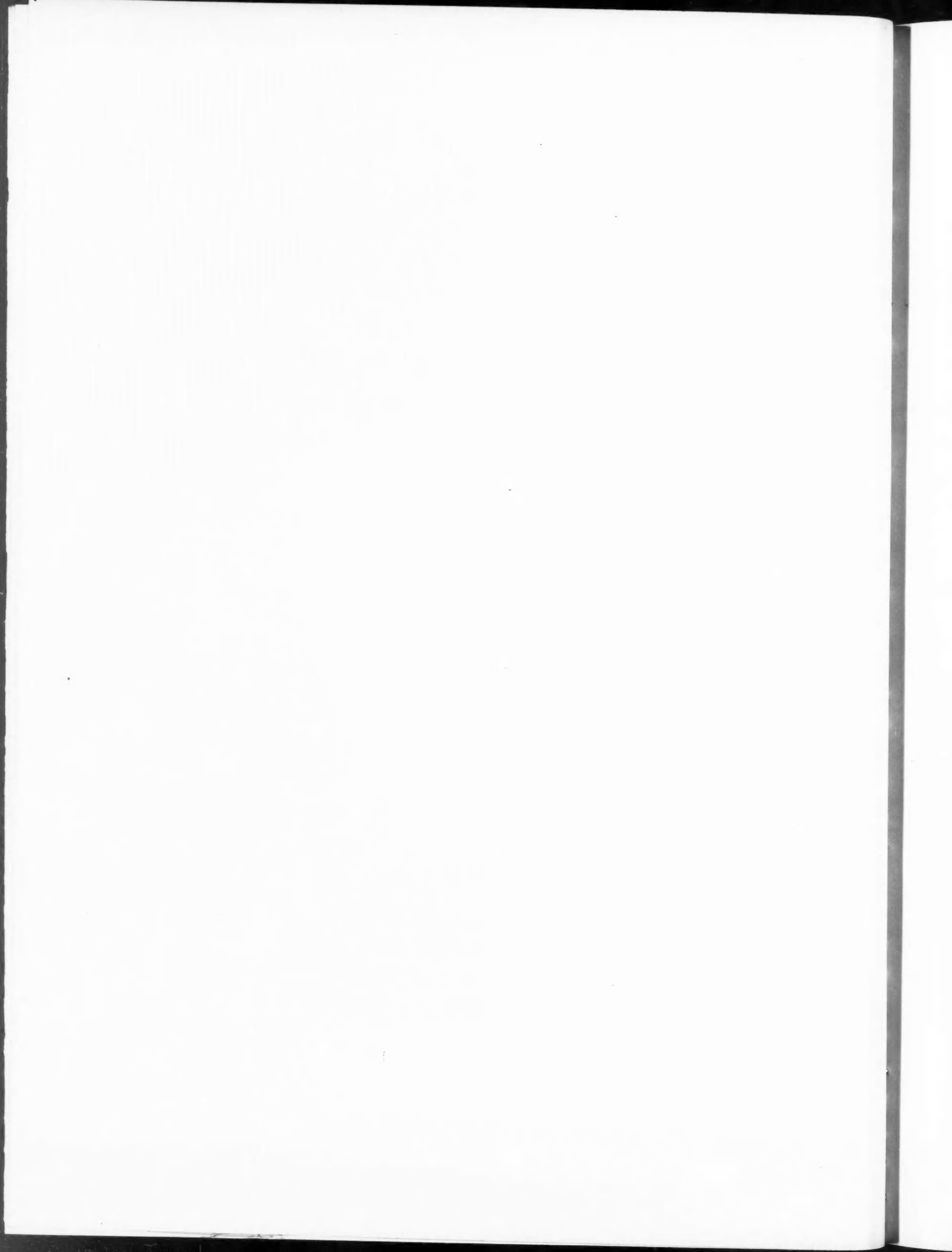


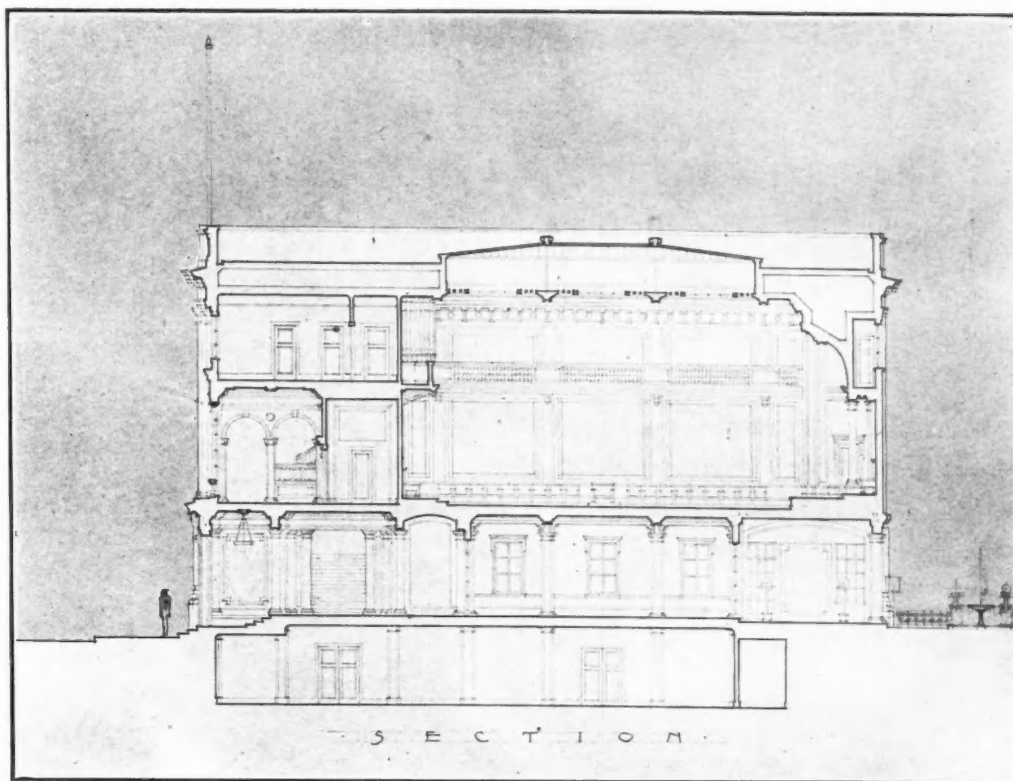


Elks' Building, Berkeley, Cal.
Mr. Walter H. Ratcliff, Jr., Architect, Berkeley, Cal.

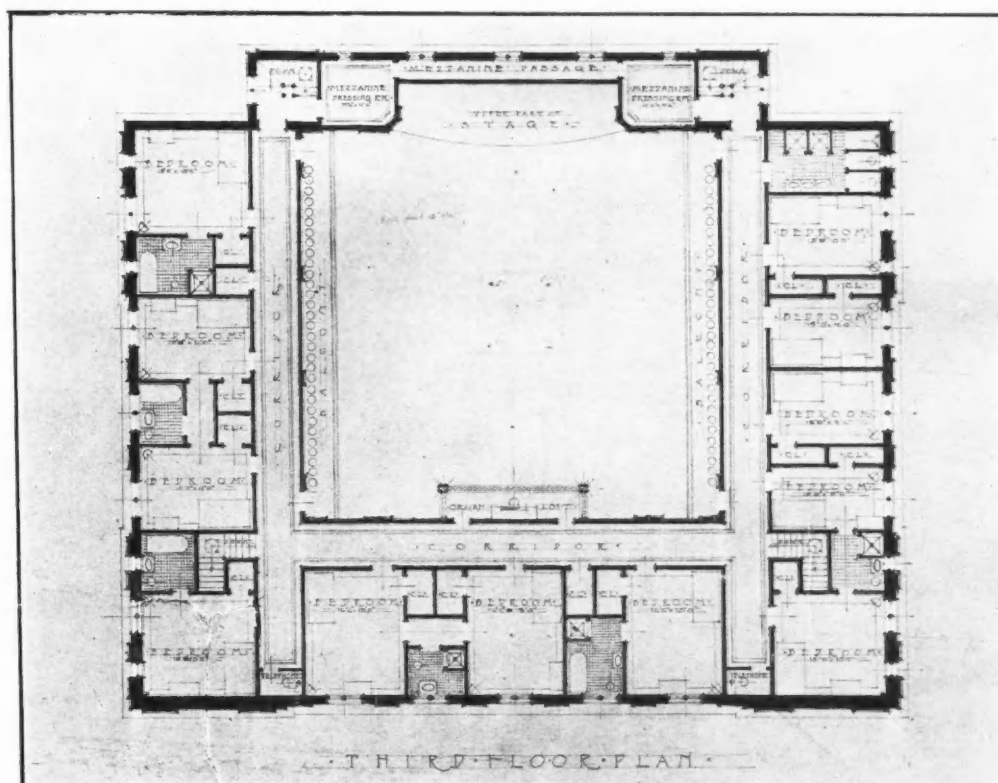


Second Floor Plan, Elks' Building, Berkeley, Cal.
Mr. Walter H. Ratcliff, Jr., Architect, Berkeley, Cal.

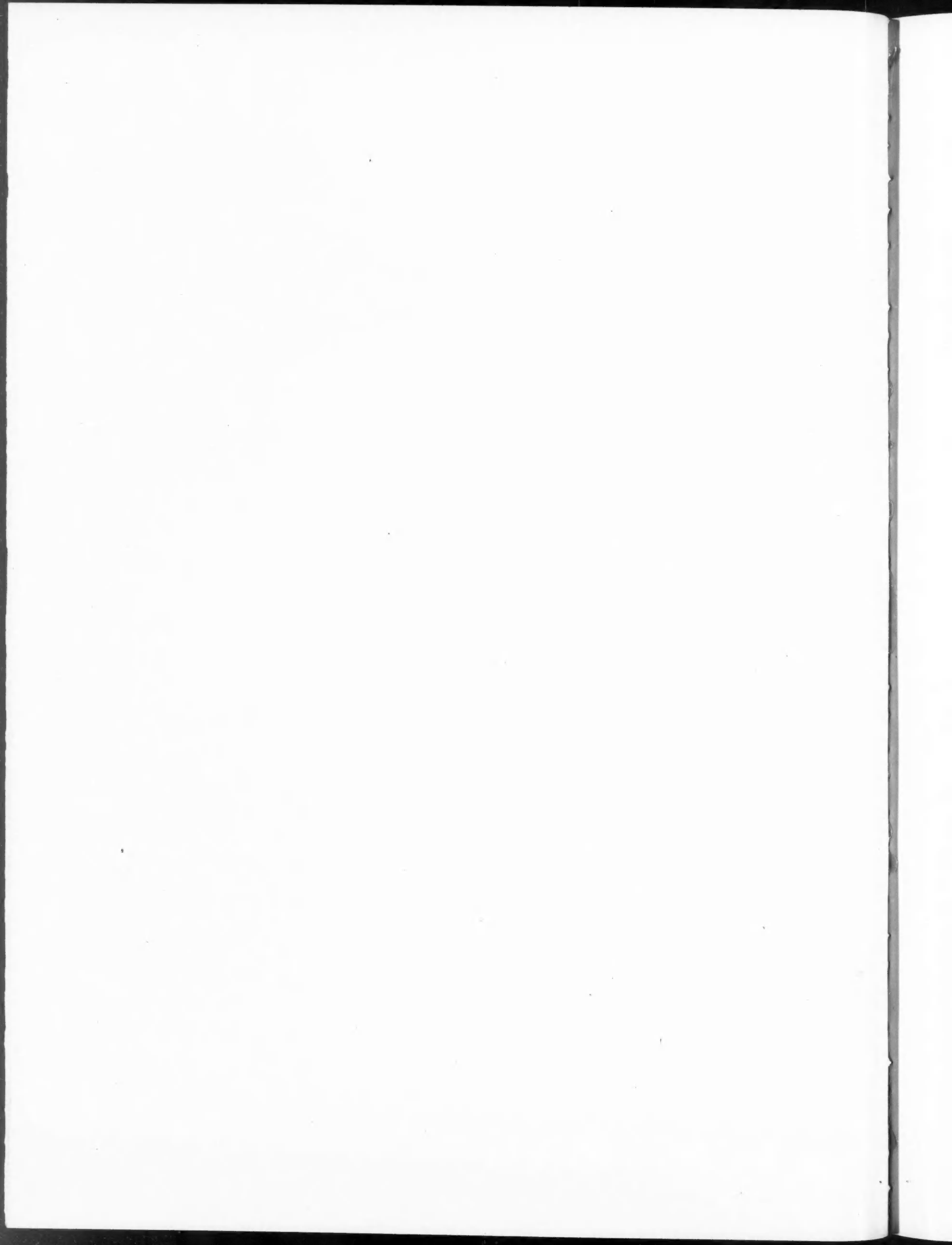


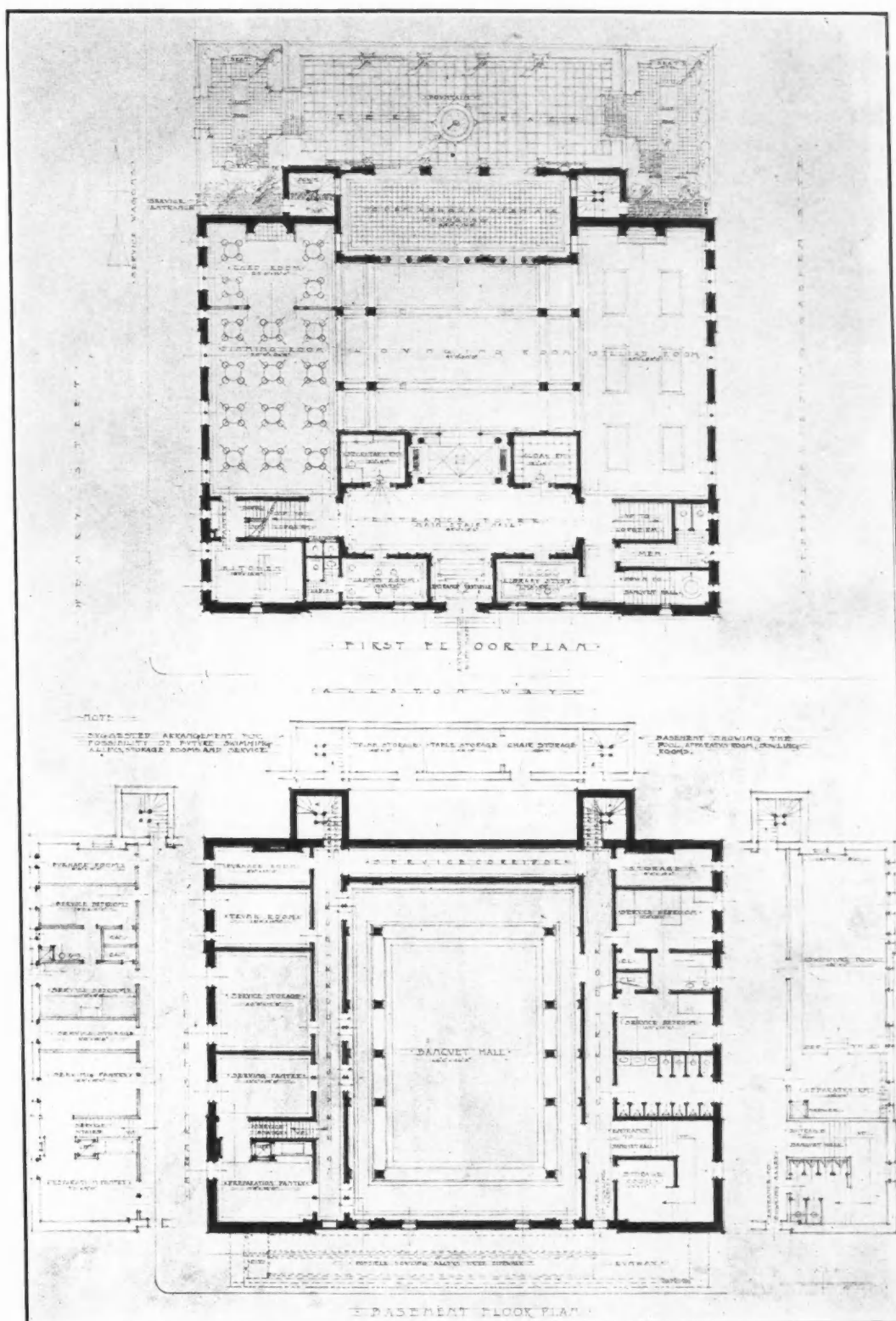


Section Elks' Building, Berkeley, Cal.

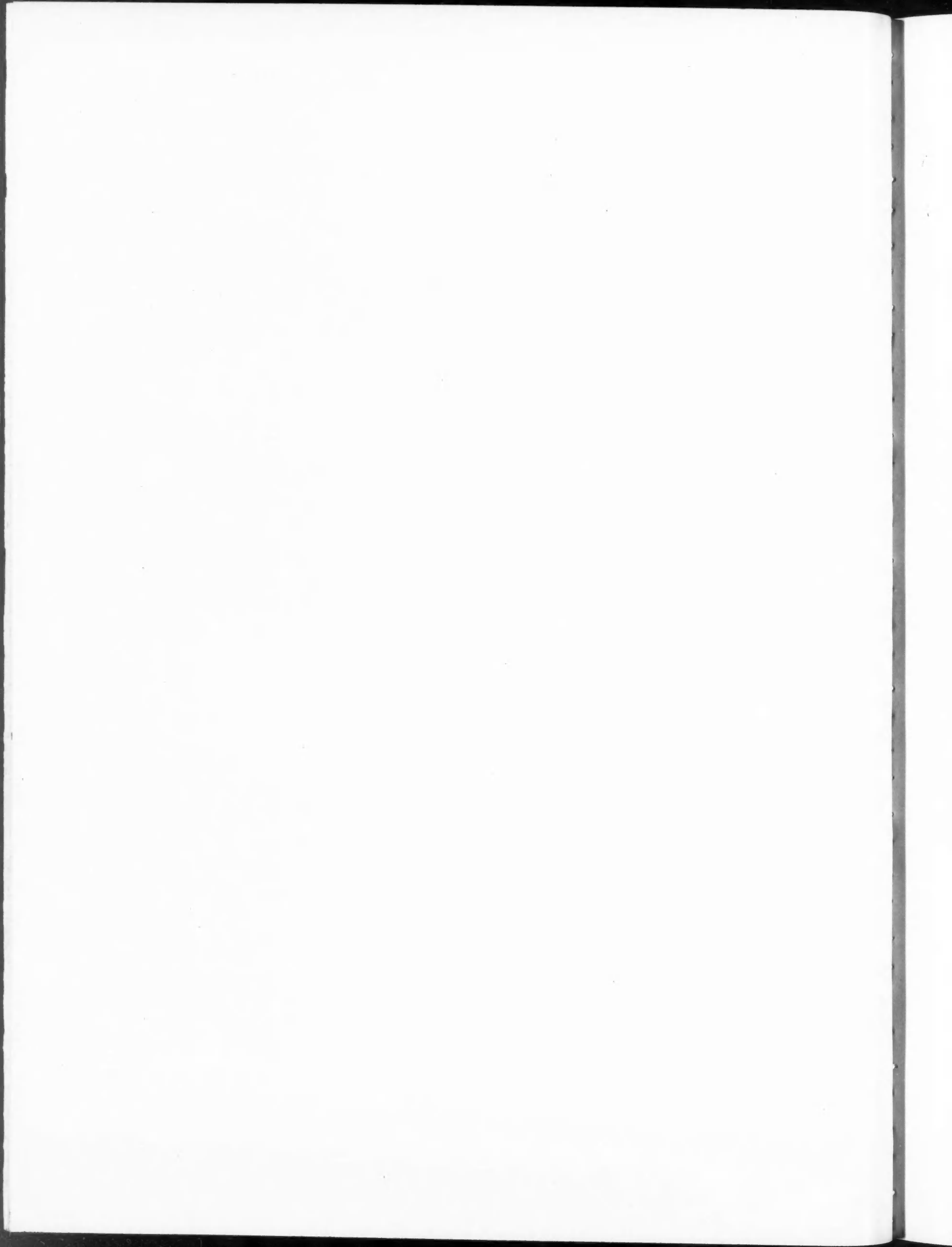


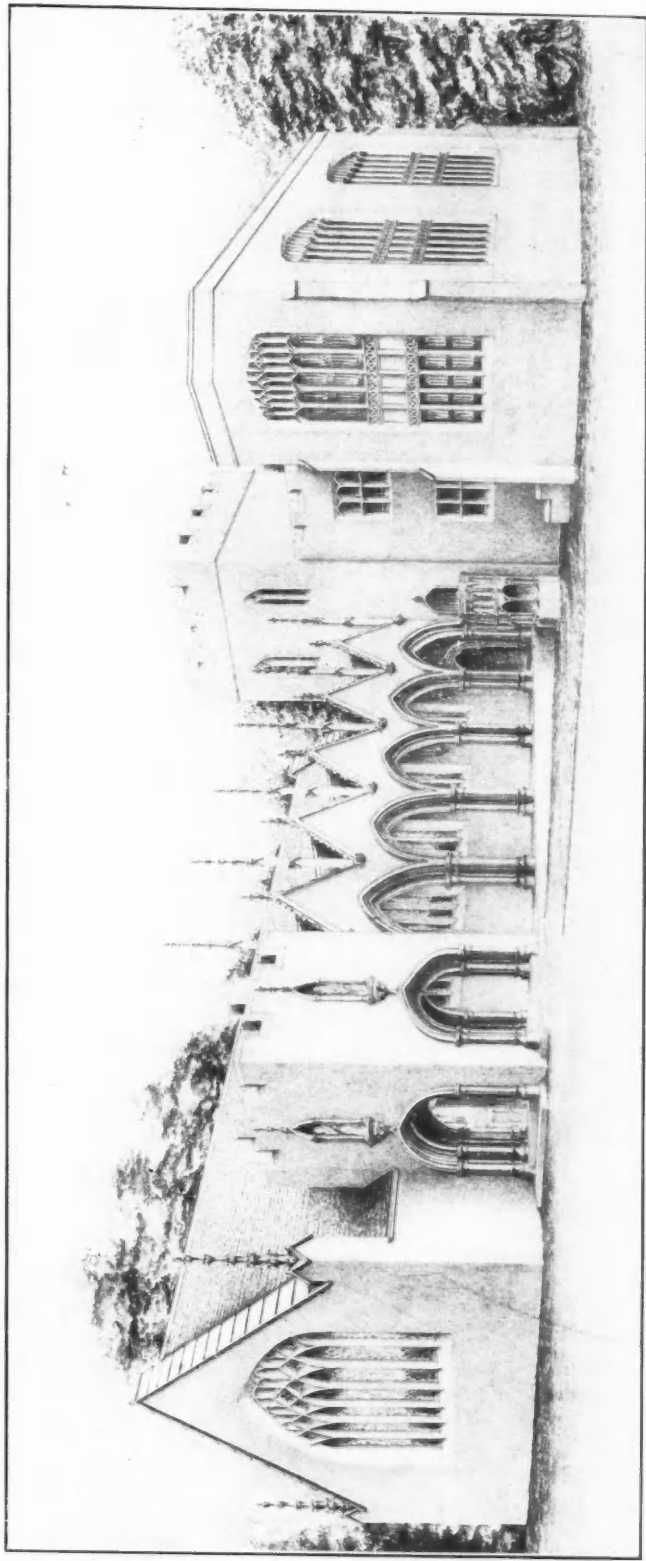
Third Floor Plan, Elks' Building, Berkeley, Cal.
Mr. Walter H. Ratcliff, Jr., Architect, Berkeley, Cal.



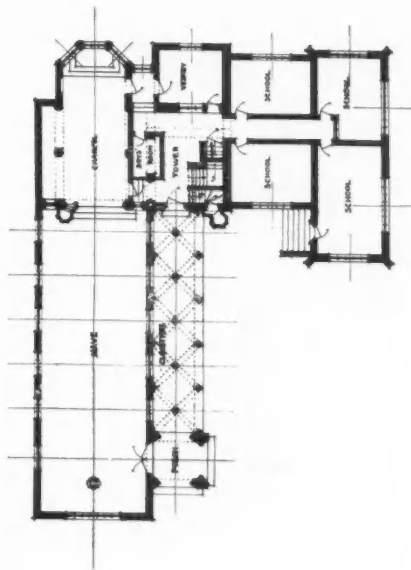


First and Basement Floor Plans, Elks' Building, Berkeley, Cal.
Mr. Walter H. Ratcliff, Jr., Architect, Berkeley, Cal.

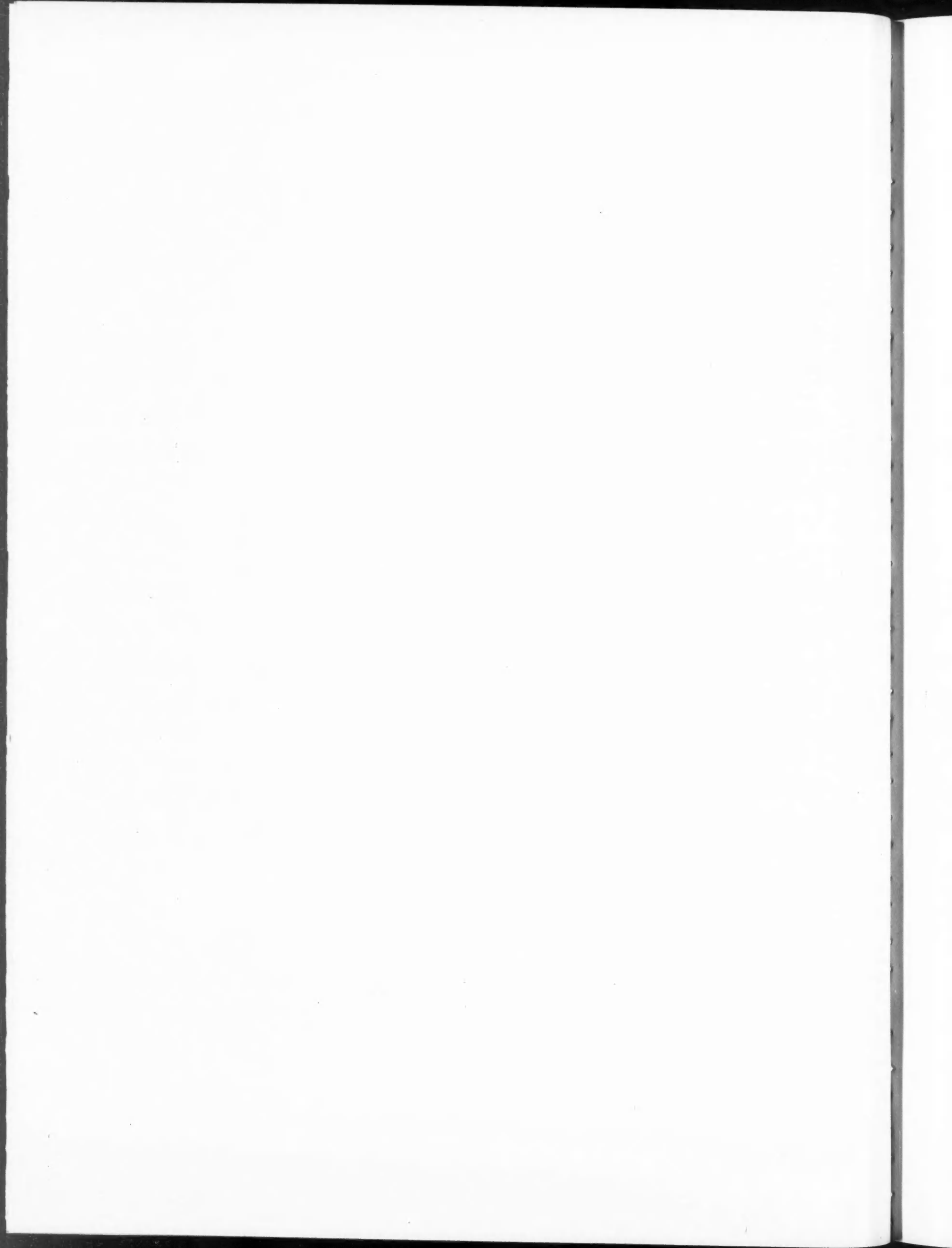




St. Peters Chapel and Parish House
Rock Ridge, Oakland, California.



Mr. Walter H. Ratcliff, Jr., Architect,
Berkeley, California.



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Auditors

Thomas J. D. Fuller, 806 Seventeenth St., Washington, D. C.
 Robert Stead, 906 F Street, Washington, D. C.

Secretary, Harrison A. Whitney, 912 Lewis Building, Portland, Ore.

Chairman of Committee on Public Information (not known).

Date of Meetings, third Thursday of every month, (Portland); annual, October.

Washington State Chapter, 1894—President, W. R. B. Willcox, 214 Central Building, Seattle, Wash. Secretary, Chas. H. Alden, 609 Eilers Building, Seattle, Wash.

Chairman of Committee on Public Information, Chas. H. Alden, Cary Building, Seattle (till further notice send all communications to A. L. Loveless, 620 Colman Building, Seattle.)

Date of Meetings, first Wednesday (except July, August and September), (at Seattle except one in spring at Tacoma); annual, November.

San Francisco Chapter A. I. A.

The regular meeting of the San Francisco Chapter of the American Institute of Architects was held at the Tait-Zinkand Cafe, on Thursday evening, September 18th, 1913. The meeting was called to order at eight o'clock by Mr. Geo. B. McDougall.

Members present were:

Geo. B. McDougall.....	President
Edgar A. Mathews.....	Vice-President
Sylvain Schnaittacher.....	Secy.-Treas.
Wm. B. Mooser.....	Trustee
Cannon, Edward W.	Ross, T. Patterson
Denke, August R.	Schroepfer, Albert
Headman, August G.	Schulze, Henry A.
Joseph, Bernard J.	Shea, Frank T.
Lichenstein, Milton	Vogel, E. J.
Lofquist, John O.	Welsh, Thos. J.
O'Brien, Matthew	Wright, G. A.

MINUTES

The minutes of the regular meeting of August 28th, 1913, were read and approved.

STANDING COMMITTEES

Sub-Committee on Public Information.

Mr. Mooser for this Committee stated that the Committee had been in communication with the editors

of the five daily papers and had advised them that the Chapter's Committee would be glad to furnish them with any information regarding professional matters; and also to have the real estate editors or whom else the papers would designate, put on the subscription list of the Journal of the A. I. A., so that the press might be better informed as to matters concerning the profession.

A response had been received from the San Francisco Chronicle, designating the editor and also the editor of the Real Estate Department to receive copies of the Journal. The Chapter authorized the Committee to have two copies mailed as requested.

Sub-Committee on Competitions, A. I. A.

Mr. Mooser, a member of this Committee, reported that a particularly vicious program was out for the Kern County Jail, but that the matter was outside the jurisdiction of this Chapter. Also that a competition had been held for a City Hall in Merced, likewise under unfavorable conditions.

Mr. Mooser also referred to the proposed competition for the Portland Postoffice, for which a program had been issued, and for participation in which nine architects had been invited—four from Portland, four from eastern cities, and one firm from San Francisco. He stated that the San Francisco firm, namely, Bliss and Faville, had brought the matter of the program to the attention of the Institute's Committee on Competition before accepting, as the same was not in

accordance with the code, the program was subsequently withdrawn. A letter was also read from Glenn Brown, Secretary of the Institute, which gave a statement relative to the same matter.

Architectural League and Education Committee.

This Committee had nothing to report.

San Francisco Building Laws Committee.

As meetings had not been resumed since the vacation period, the Committee made no report.

Committee on Commercial Bodies.

No report.

Publicity Committee.

Mr. Welsh read a written report, which was ordered received and placed on file, and to be taken up later for discussion.

SPECIAL COMMITTEES

Committee on Legislation.

Nothing to report.

Committee on Buildings in the Civic Center.

Mr. Mooser, Chairman of this Committee, made the statement that no program had as yet been issued in the matter of the competition for the Public Library, although the statement had been made that the reason a limited competition was to be held, was owing to the necessity of saving time.

Education Committee on Practice.

In the absence of Mr. C. P. Weeks, no report was made.

City Beautiful Convention.

Mr. Vogel, for this Committee, stated that there had been no meeting of the Committee and that he wished further information as to the purpose of the Committee.

Committee to Consider Communication From Housing Association.

Mr. Mooser stated that the Committee had not been able to hold a meeting, therefore had nothing to report.

COMMUNICATIONS

The following communications were received and ordered placed on file:

From Glenn Brown, Secy. A. I. A., letter enclosing copy of the report of the Committee on Architectural Exhibit at the P.-P. I. E.; from Theodore Hardee, Chief of Liberal Arts of the Exposition, in regard to the above report; from Glenn Brown, regarding program of competition for a U. S. Postoffice in Portland, Ore.; from Mayor Rolph, acknowledging Chapter's communication containing resolutions passed at the meeting of August 28th; from the Chicago Architects' Business Association, in regard to uniform size for architectural publications; and from the Washington Chapter, A. I. A., list of nominees for Officers and Directors of the Institute for the ensuing year; also copy of proposed Amendment to the By-Laws to be acted upon by the Forty-seventh Convention; and Arguments which prompted the Washington Chapter to propose the amendment.

UNFINISHED BUSINESS

In the matter of the requirements of the Board of Public Works as to data to be furnished for Class "A," "B" and "C" buildings it was duly moved, seconded and carried that the Chapter endorse the position taken by the Board of Public Works in this matter; and the Secretary was directed to so notify the Board.

NEW BUSINESS

In the matter of the communication from the Chicago Architects' Business Association, the Secretary was directed to sign the petition as requested.

In the matter of the communication from the Washington Chapter, A. I. A., relative to the endorsement of officers of the Institute for the ensuing year, on motion duly made, seconded and carried, the Secretary was directed to advise the Washington Chapter that the San Francisco Chapter endorses the candidacy of Octavius Morgan of Los Angeles, for the office of Director of the Institute.

After some discussion, on motion made, seconded and carried, the Chapter went on record as endorsing the publication of the Hand Book for Architects and Builders, published by Harry A. Arenz, Byrne Building, Los Angeles.

The following resolutions were offered by Mr. T. J. Welsh and unanimously adopted:

WHEREAS, The Committee of Publicity has for a period of two years called the attention of the Chapter to the fact, that by reason of indifference and lack of interest, the work that should go to the Architectural profession is now being done by contractors, and others, with the result that many are losing business, and many draughtsmen are idle.

RESOLVED, That the members of this Chapter who are members of the State Board of Architecture together with our President, wake up and take energetic steps to prosecute persons who are practicing Architecture without a license, and if necessary, to employ special counsel.

Thos. J. Welsh,
J. Patterson Ross,
Albert Schroepfer.

On motion duly made, seconded and carried, the motion was called for reconsideration. After some discussion the resolution was readopted, and the Secretary was directed to send a copy to the State Board of Architecture, and a Committee of three was to be appointed by the Chair to ascertain and report on the conditions mentioned as existing, concerning the architectural work of the City of San Rafael, County of Marin, as mentioned in the report of the Publicity Committee. Messrs. T. J. Welsh, F. T. Shea, and Milton Lichenstein were appointed members of this Committee.

NOMINATION OF OFFICERS

The next order of business was the nomination of officers for the ensuing year. The following were placed in nomination in accordance with the By-Laws, and duly declared the nominees to be voted upon at the annual meeting in October:

President.....	W. B. Faville
Vice-President.....	E. A. Mathews
Secretary-Treasurer.....	Sylvain Schnaittacher
Trustee.....	Henry A. Schulze
Trustee.....	Geo. B. McDougall

ADDITIONAL BUSINESS

Announcement was made by Mr. Mooser that a movement was on foot to bring a Convention of Architects to this city during the 1915 Exposition. Also that at some future meeting Mr. G. A. Wright would take the opportunity of giving the Chapter a talk on "Quantity Surveying." Other interesting discussions of usual matters concerning the welfare of the Chapter continued until adjournment was taken at 11:25 p. m.

Edgar A. Matthews Appointed

Governor Names San Franciscan to State Architectural Board.

Governor Johnson has appointed Edgar A. Matthews of San Francisco a member of the State Board of Architecture, for the northern district, vice Lionel Deane, resigned.

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The Northern District Board, California State Board of Architecture, following the precedent set by the Southern District Board, will in future hold its written examinations in the Department of Architecture at the State University, Berkeley, California. The regular meetings of the board for the appearance of candidates will be held at the Phelan Building as formerly. The board has in course of preparation a pamphlet giving all necessary information to applicants for certificates to practice architecture, by applying to the California State Board of Architecture, 1039-1040 Phelan Building, San Francisco, California. A list of architectural books is given in the pamphlet and the books are valuable at the rooms of the board for reference.

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Los Angeles Architects Meet

The regular monthly meetings of the Southern California Chapter of the American Institute of Architects have been resumed after the summer vacation, the first meeting having been held Wednesday evening, September 10th. President John C. Austin presided and there was a large attendance.

A movement was started to have the law of 1872 declared unconstitutional and a committee composed of J. E. Allison, H. M. Patterson and Homer W. Glidden was appointed to secure the services of a competent attorney and institute a friendly suit. The law of 1872 compels school boards to hold competitions to secure plans for school buildings, and its provisions have been very aggravating to the profession. The Attorney General of California has ruled that the law has been rendered null and void by subsequent legislation and the members of the chapter are confident that they can secure such a decision in court.

The nomination of Mr. John C. Austin for a fellowship in the Institute in recognition of meritorious work was unanimously approved. The San Francisco and Southern California Chapters have united in nominating Mr. Octavius Morgan for a director of the American Institute of Architects. Mr. A. F. Rosenheim has been the representative of the Pacific Coast on the directorate, his term expiring the first of next year.

The legislative committee was instructed to confer with Mr. J. J. Backus, chief inspector of buildings, and urge that no change be made in the present city building ordinance governing the inspection of reinforced concrete work. Mr. Backus sometime ago asked the city council to repeal the present ordinance because he felt it was unsatisfactory in its operation.

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Texas Architects to Meet

The Texas State Association of Architects will hold their annual convention at Dallas, Texas, the latter part of October, date yet to be determined.

Washington Chapter A. I. A. Holds First Meeting

The first meeting of the fall session of the Washington State Chapter of the American Institute of Architects was opened Wednesday night with a dinner at the Seattle Athletic Club, followed by a business meeting in which the name of Charles H. Alden, was indorsed by the local chapter after being nominated by the directors of the institute as fellow.

The meetings will continue on the first Wednesday of every month until summer.

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B. C. Society of Architects Hold Annual Meeting

At the annual general meeting of the B. C. Society of Architects, Vancouver Chapter at the society's rooms, the following gentlemen were elected as the new executive and council for the chapter year 1913-14.

Mr. C. J. Thompson, president.

Mr. W. M. Dodd, vice-president.

Mr. J. Drummond Beatson, honorary secretary; Mr. Robert Lyon, honorary treasurer.

Council—Messrs. G. A. Birkenhead, Franklin Cross, C. B. Fowler, W. F. Gardiner, G. A. Horel, W. T. S. Hoyt, P. E. Julian, J. G. Liebert and J. L. Putnam.

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Home Furnishings.

By ROSALIE G. MENDEL.

"Stint yourself as you think good in other things, but don't scruple freedom in brightening the home. Gay furniture and cheerful decorations are a sight by day and make life blither."—Charles Buxton.

An apt quotation is often better than an original thought and the above advice is excellent for those who anticipate furnishing or re-furnishing the all-the-year-round house.

There is something elusive you feel rather than express between the words "home" and "house." Home in capital letters should have an air of hospitality, which the architect can not supply, but is achieved by the softening influence of the home woman.

Webster defines "Home" as one's dwelling place, but different homes reflect the people who occupy them and it is the appreciation of beauty and the homelike air which makes a home out of a "residence."

Of course, you must follow certain fundamental principles of home craft and be ever keenly alert to the necessity of true comfort and making the rooms livable.

Most people have to live with the same furniture a long time, so simple, well constructed, trustworthy furniture is a good investment.

If a woman concentrate her energies first on the home necessities, she can bide her time in selecting the ornamentation and endeavor to have her home an expression of herself indicating good taste and careful choice, ever keeping in view that furniture is not bought for today alone but for the future.

We can not all indulge in the possession of antiques, but there are such true reproductions that the acquisition is really a joy. If you buy Period furniture, know something of the Period, so that all the pieces in one room will be in harmony.

The living room is the heart of the home, and should be furnished with the idea of usefulness, restfulness, cheerfulness and coziness combined with artistic effects. The "Company" parlor of by-gone days is a thing of the past. Parlors are now for everyday use and are furnished accordingly.

An open fireplace always gives an air of cheeriness to the room. Low bookcases filled with well-bound books on either side of the fireplace improve the appearance of the room. Growing ferns in handsome jardinières can be placed so as to add a decorative effect.

Mulberry, soft tans, rose, and grays are good neutral backgrounds for the wall and the same shades predominate in the furnishings. This is the season for velvets, plushes and brocades and tapestries. There is a strong tendency to make the living room more luxurious, but that does not infer the acquisition of useless furniture. Elegance and comfort are shown in the over-stuffed furniture. Sunfast velvets are used for upholstery purposes with some of the chairs relieved with a bit of tapestry, but the harmony of color is maintained throughout.

The carpets are usually the strongest color note in the room. Chinese and Japanese effects are probably responsible for the use of lacquered furniture. Lace shades of fancy net take the place of former lace curtains. Overdrapes of soft materials with valances are used over the shades. If the rug is plain the hangings are figured; if figured the hangings are usually plain.

A convenient little table called the Washington Irving table is an acquisition to the library. This has an adjustable book stand which closes down so the table can be used for any purpose.

Flower stands have shelves underneath for magazines. The library tables are no longer placed in the center of the room, but wherever they look best. The furniture in a recently furnished home was after Chippendale, the coverings and draperies selected were of mulberry velvet. The high-backed chairs were covered to match. The rug was a beautiful specimen of an old Chinese rug in dull colors with Chinese characteristics in the border.

Though velours and heavy materials are used, linens, cretonnes, chintzes are used in the town house as well as the country home. The craze for Chinese and Chippendale effects can be found in these materials in beautiful soft colors. These materials come from the cheapest up to \$3.00 a yard, and there is a wide variety to choose from. The sun-fast and washable fabrics are so often called for, that nearly all goods are guaranteed to have this quality. What a blessing to have non-fadeable wall papers, upholstery goods and hangings! "What shall I use for curtains?" is so frequently asked; fillet net is both durable and effective. As also are the plain nets, scrim, casement window materials and soft silks.

American people are so hospitable that with them the chief interest centers around the dining room, and for that reason it should be designed so as to foster the uttermost spirit of geniality and good cheer. The selection of the furniture is best if simply designed, but solid in its construction. Plain materials are best for window draperies in the dining room. Blue is always used to good advantage in both the simple as well as the most elaborate type of a dining room. There has been a radical departure in dining room furniture. Adams and Sheraton periods are still used, but there is a revival of the Queen Anne and William and Mary periods, not only in oak, but also in mahogany. A pleasing change has been made in the display of china and glass cabinets. The glittering show case with mirror back and glass shelves, sometimes glaringly enhanced with the suspension of electric lights, has been substituted by cabinets lined with dark soft silk entering into harmony with the general scheme of the room, and the glassware shows off to better advantage on the wooden shelves which replace the glass ones. Consoles are often substituted for sideboards. A dining room table which many will find convenient has an adjustable top which can be taken

off at a moment's notice, so that the entire room can be used for other purposes.

A dining room of especial good taste was papered in Chinese paper with silver background designed in blue figures. The hangings were blue velour over plain pongee. A plain blue hand tufted rug was used and Chinese Chippendale furniture. The centerpiece on the table was of old silver banded with blue. The walls were free of all dust-collecting and useless ornaments.

Another dining room in the William and Mary period was furnished in antique oak with inlay of ebony. The chairs were upholstered in Spanish leather and had handsome gilt etching on the backs. The rug was in dull rose colors, as also were the hangings.

In chamber furniture the Adams period predominates. Cane inserts on beds, bureaus and seat furniture are seen so often they are becoming commonplace. Dull finished American walnut in exact reproduction of old pieces is much in demand. The craze for antiques continues, but there are so many excellent reproductions that the new seems old to us. Bedroom furniture is usually in old oak, Circassian walnut, mahogany, birds-eye maple, enameled woods or painted furniture. Many bedroom suites in the Jacobean period in mahogany are noted. A new addition to the Jacobean bedroom pieces is the chaise-longue with adjustable back upholstered to match the color schemes in the room. We have come to the conclusion that wooden beds are as sanitary as metal ones and possibly of far more graceful lines. Formerly the salability of a bureau depended upon the size of the mirror, but as the new bureaus are exact reproductions of the old ones, the mirrors are very small. Just like the kind your great-grandmother used to use. High-boys and low-boys are used by some instead of chiffoniers, adding to the quaintness of the room. Much attention is paid to the handles of the bureaus and other articles, so instead of just ordinary wooden knobs they are in exact harmony with the rest of the furniture. Painted furniture is nothing new, for as early as 1750 the Dutch used painted furniture. Then the demand was so great that the dealers bought up all the sleighs, using the painted panels for cabinet work. Enameled furniture with delicate decorations and cane paneling is a happy inspiration in bedroom furnishings.

A bedroom set, consisting of bureau, bed, desk, sewing table, dressing table, chairs, chiffonier and table, was finished in gray enamel decorated with wreaths of old-fashioned delicate pink and blue flowers. This was used in a room which was papered in pale rose with a stenciled border to match the floral decoration. A two-tone plain rose-colored rug was used. Velvety cretonne with gay splashes of pink and blue flowers was applied with coarse mercerized thread on linen, and used for the hangings of bureau and bed covers, upholstered cushions, lamp shades and window seat. The curtains were baste with insertions of lace and reached just to the sill. Of course you can carry out the dominant note of rose in soft silk instead of linen, if you prefer. Two new shades used in bedroom decorations are water green and apricot color.

With a little ingenuity the bedroom, more than any other room, at a small outlay, can be made most attractive.

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Floor Coverings.

Those things called dear are, when justly estimated, the cheapest. Beautiful forms and compositions are not made by chance, nor can they ever, in any material, be made at small expense.—Ruskin.

Rugs may come and rugs may go, but the oriental rug will never cease to be a source of luxurious home adorn-

ment. There is a special home-pride in the possession of real rugs. So much interest centers in it. From whence did it come? What tribe originated the design? What strange scenes has it beheld in its many wanderings? What are the mystic secrets woven in its harmonious colors?

The oriental rug is no longer regarded as a luxury, but rather as an absolute necessity in the home. It is unequalled for its durability and color conceptions. It is possible to obtain rugs cheaper than a few years ago. The khiva is an ideal rug for the library or hall in the average size from 6x9 to 8x10 feet. The predominating color is a rich red, which adds a richness to the furniture. Saruk rugs come in rooms requiring hard service.

The rugs of China and Thibet are more sought after than ever and may be purchased at nearly the same amount as a good Persian or Turkish rug. One of the most valuable Chinese rugs in the world is in the Morgan collection and cost \$40,000. The Chinese rugs are usually rich in fancy and strong in coloring.

The modern Wilton rug is a good substitute for the oriental. Popular taste inclines toward the one color rug with shaded border and harmonizing with the general color scheme.

Do not buy conspicuous colors in floor covering, as you will tire of them quickly. There is an ever increasing demand for blues, browns, mulberry and mode, though since you can have your carpets dyed to order any shade you select can be easily obtained.

Austrian, English and Dutch hand-tufted rugs are excellent in value, two-toned effects, giving warmth to the room, and are in good taste.

I saw one of the new carpets the other day which had a black background with conventional floral effect with an elaborate border. This carpet was \$5.00 a yard and reminded me of the old-fashioned "best parlor carpet" of long ago.

Plain rugs or Persian mixtures are suitable for the dining room.

There are Axminster or seamless Smyrna rugs in a variety of sizes and styles if one wishes a moderate priced rug.

Seamless Chenille rugs are all wool and noted for their rich and luxurious softness. Then here are the English and American, Scotch wool art rugs in new color combinations.

Plain two-tone or small pattern rugs are best for bedrooms. Small rugs are more sanitary for they can be so easily cleaned.

Each season there are displayed Crex and other fiber rugs, which are good for all year round wear for nursery or bedroom. The newest are in ecru, soft grey and browns. They show more pliability each season.

"Rag" seems a very ordinary name for some of the artistic hand braided rugs which are full of good color. The rag rugs fit in well with the Colonial decorative scheme so much in evidence now. Rag rugs render good service because they are reversible and can be washed. "Sanitary" is a word we hear more and more in these days of enlightenment—and we fully realize that the artistic does not need to conflict with modern sanitary ideas in house furnishings. Cheap rugs, cheap in material, are dear at any price, but if one watches closely he can often get good rugs at low prices.

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Douglas fir, according to the information collected by the forest service, is the principal wood exported from this country. It is said to be the favorite wood among insular manufacturers for flooring, ceiling, siding, cornice, shelving, finish, and boat work.

Conditions Governing the Design of Solano

By MARK DANIELS,
(Landscape Engineer.)

The expression "Town Planning" in the West has a meaning somewhat different from that phrase as commonly used in the eastern part of the United States and in Europe. The growth in the population of urban and suburban districts in the more densely populated communities is very much less rapid in proportion to that population than it is in the West, and the problems involved in town planning in these more densely populated localities are more in the way of the planning of city extensions and suburban residential districts, or in the re-planning of old and densely populated cities for the purpose of facilitating traffic and enhancing picturesqueness.

In the West it is not an unusual thing for a town to start its formation about some salient point in traffic lines and grow with a rapidity that within a comparatively few years brings the embryonic village into the category of towns and small cities. The problem, therefore, must be approached from a very different angle when planning a western town, and very often calls for a solution that at first flush appears to be little short of the fanciful imagination of an energetic real estate booster.

The first step to be taken in the development of a plan of a new town from its incipency should be the careful consideration of the forces which are to be most active and most potent in the development of that city's population. The classification of cities according to the dominating influences in their growth gives us the following types: Political, social, commercial and manufacturing. Cities created through the exercise of social forces might be broken into two classifications, such as strictly social, and educational. It is hardly necessary at this place to give examples, as such are numerous and obvious. Suffice it to say that in the design of Solano it was evident that the great force creating and justifying a town in this location was commerce.

With the development of a harbor capable of accommodating sixteen to twenty vessels of deep draught, in a location that would make it the furthest inland harbor in an extremely fertile productive agricultural area, it became at once evident that Solano, if properly developed, would become a commercial center of considerable importance. Many shiploads of material in bulk would undoubtedly be discharged in the harbor of Solano, there to be broken into smaller quantities and distributed throughout this large area. As the site is situated at the terminal of a railroad and at an inland harbor close to a large and productive area for raw material, the inducements to manufacturers of a certain character also would be great, so it was concluded that Solano would eventually be primarily a commercial center, and secondarily, a manufacturing and packing center. The problem then was to lay out the town in such a manner as to accommodate shipping and manufacturing industries and the population necessary to carry on these industries, while at the same time developing the esthetical and beautiful elements to the highest possible practicable degree.

The topographical and geological conditions determined the location of the harbor in such a place that it was only possible to build the town either to the north or west. The Oakland, Antioch & Eastern Railway operates on a line that is about three-quarters of a mile east of the harbor. The Sacramento Valley Electric Railway is projected along a line that approaches the harbor from the north and east. Since the greater portion of business traffic would eventually pass from railroad

to harbor, the best position for a town, for the purpose of minimizing travel, lay between the Oakland, Antioch Railroad and the harbor line. In fact the direction of traffic from the Oakland, Antioch Railroad to the harbor largely determined the main east and west axis. The dirt road travel which will eventually come over the Oakland, Antioch Railroad bridge at Chippis Island determined the direction of the north and south axis and located, by its intersection with the east and west axis, the civic center of the town. From this civic center the location of which had now become restricted to a small area, radiating arteries were planned to the harbor, the manufacturing district and the residential district. It was found, after some considerable manipulating, that it was possible to satisfy these conditions and still locate the civic center at the origin of symmetry of four hills, each about thirty-five feet higher than the elevation of the civic center and in such a manner that the continuation of the radiating arteries from the manufacturing and other centers to the civic center passed through these hills. From this was developed the main portion of the plan which comprises a civic center from which radiates eight arteries, four of which pass over the crests of these hills, the hills forming an amphitheater about the civic center. It is planned that public buildings, such as library, school, post office, etc., shall be built on the tops of these hills, all looking down wide avenues upon the civic center.

The four hills are so situated that a road connecting them forms three sides of an octagon, and this road is planned as a mall one hundred feet in width, with a double parking strip. About each building on the hills is planned a park, each park varying from one to two acres in extent. Surrounding the business and semi-business and residence districts, has been planned a hundred foot driveway similar in its function to the Ringstrasse in Vienna, which will be planned and parked to a double roadway. This avenue called "Circular Drive," serves both as a gathering artery and is a secondary perimeter of distribution, connecting the surrounding and outlying parks. From the railway station on the Oakland, Antioch & Eastern to the Circular Drive, has been planned a panhandle one hundred twenty feet in width parked to a triple driveway and intersecting Circular Drive at a secondary point of distribution comprising eight radiating arteries.

In order that the residence and business districts should be sufficiently screened and protected from the noise and other disagreeable attributes of the wholesale, manufacturing and shipping districts, a large park, comprising some hundred and fifty acres was located to the west of the town. The lower extension of this park is six hundred feet in width and lies between the wholesale district and the business district and is connected with the harbor by a reservation for a small-craft harbor and park. The projected Sacramento Valley Electric Railroad skirts this park for the last mile of its line to the harbor and lies between this main park and a park strip on the main avenue along the railroad line. By this means it was possible to bring this line into the heart of the town with the minimum number of crossings, while, providing a charming outlook from the car windows throughout the entire distance traversed in the town limits.

The whole plan has been studied and worked out with the object, as stated before, of creating as much charm as possible, while presenting routes for travel in a direct line from one center to another. It is seldom possible to plan a straight line between all centers without consuming too much area with the streets and the most unimportant routes of travel or the routes of travel

which are employed by those not in the need of haste have been those the restriction of which were sacrificed to economy and appearance. For example, the arteries connecting various portions of the residence district, or from one residential center to another, are curved, or laid with a change in direction, whilst the arteries connecting the civic center with public buildings, manufacturing, wholesale and shopping districts, are straight or as near straight as possible.

Streets were planned with varying widths depending upon the purposes to which they will be put. It is not, however, the street having the most traffic which should be planned the widest. The panhandle from the railroad station to the Circular Drive is one hundred and twenty feet wide, but its width is largely for the purposes of beauty. The Circular Drive is 100 feet in width with a single park strip and planned as a pleasure drive. The main diagonals are eighty feet in width with no park strips and of a cross-section that will accommodate a very large quantity of vehicular traffic. The mall connecting the four centers encircling the civic center, is one hundred feet in width with a double park strip and of a cross-section designed to enhance the perspective from one center to another. All streets in the business section are sixty feet in width with the exception of the main street which is eighty feet. The streets in the closer in residence districts are fifty feet in width and the streets in the more remote residence districts are forty.

The plan in general is the Gridiron System with the superimposed diagonals for the business and semi-business and semi-residential areas with the strictly residential areas planned in curved lines and some superimposed diagonals.

It may appear, as before stated, that, upon a superficial examination, the plan of Solano has been developed with an unjustifiable elaborateness, but since it costs no more to plan a city well than to plan it poorly, and since there are such strong and logical reasons for anticipating a marked and rapid growth for a town in this location, such a criticism would hardly seem justifiable.

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Second-Story Bungalow Apartments

A colony of one-story bungalows built about a court on the roof of a block of stores is a new idea in apartment houses which has recently been realized in Long Beach, Cal. From the street the bungalow apartment building looks like an ordinary brick business block with shops below and flats on the second floor. But the stairway from the street, instead of leading to a second story, takes one to a broad, sunny court on the roof of the shops. Down the center of the court is a pergola with flower boxes beneath it, and around the four sides are the low gables of seventeen one-story Swiss-chalet bungalows. Flower boxes under the windows, and plaster walls trimmed with dark wood make them look like a row of bungalows on the street. In all there are two (2) room, four (3) room, and eleven four-room bungalow apartments about the court. Each pair of bungalows has a common sheltered porch, recessed so that the entrance doors open into the living rooms. Their kitchens and dining rooms face the court and their living and sleeping rooms overlook the street. Each has its own bathroom and plenty of closet room. The common laundry is not in the basement, but on the roof of one of the bungalows, and clothes are hung out on the roofs of the kitchens unseen from the street below. The floor of the court is covered with heavy deck roofing drained by a gutter in the center, and garbage is taken care of in boxes with ventilating pipes leading through the roof.

Weber Memorial, Stockton, Cal.**Conditions for All Contestants**

Notice is hereby given that the Weber Memorial Committee of the City of Stockton, invites architects to submit competitive designs for a Concert Pavilion to be erected as a memorial to Captain C. M. Weber, the founder of Stockton, and this competition shall be subject to the terms and conditions herein set forth.

The author of the design awarded first place in the competition will receive a cash prize of Fifty Dollars (\$50.00), and will be appointed architect of the structure, provided, that in the judgment of the jury of award the merit of the designs submitted justifies such award. The compensation for full architectural services to be rendered by the architect awarded first prize shall be determined in accordance with paragraph one (1) of the schedule of proper minimum charges adopted by the American Institute of Architects.

The competition is open to all architects of the state.

The committee reserves the right to retain the drawings awarded first prize for such a time as may be necessary to secure sufficient funds to complete the structure, and shall be entitled to publish said drawings in pamphlet form, newspapers, magazines, etc. Drawings to remain the property of the author, however, and to be returned to him on completion of the project.

The structure is to be situated at or near the center of Hunter Square and is intended for band concerts, public speaking, etc. It shall contain approximately 750 square feet of floor space and be provided with a store room for furniture, etc.; also public lavatories—male and female—completely equipped with the latest sanitary devices.

An appropriate setting of lawn and shrubbery, also an adequate and decorative lighting scheme shall be included in the design. No restrictions are placed on the designer as to the material to be used in construction, except that it shall be fireproof. Economy of cost is one of the elements of importance in this competition and in awarding the prize, consideration will be given to simplicity in design, and convenience in arrangement.

Hunter Square is rectangular in shape—extends North and South 303 feet, facing Main street on the South and Weber avenue on the North. In width it is 152 feet between curbs. The County Court House, surrounded by lawn and palms, occupies the entire Eastern frontage, and an unbroken line of stores and office buildings bounds it on the West. The square is asphaltum paved and approximately level.

Two drawings will be required as follows:

One block plan drawn to a scale of $\frac{1}{8}$ inch to one foot rendered in India ink.

One elevation drawn to a scale of $\frac{1}{2}$ inch to one foot rendered in any medium suitable for reproduction. In case one elevation is not sufficient to properly express the design, a second elevation—in pencil—may be submitted.

Each design may be accompanied by a brief type-written description, consisting of a memorandum specification and such other information as the author may find desirable in elucidating his drawings.

No competitor shall submit more than one design.

All drawings together with the accompanying papers must be delivered at the office of the secretary, Mr. J. P. Irish, Jr., Chamber of Commerce, Weber avenue, Stockton, Cal., on or before November 1, 1913, at 5 o'clock.

Each design must be accompanied by an opaque sealed envelope containing the author's card and address. Neither the drawings nor any papers accompanying them, nor any marks upon the package shall in any manner, directly or indirectly, disclose the identity of the competitor. All drawings and other papers accompanying each design must be securely enclosed in one flat, sealed package plainly marked: "Weber Memorial Competition."

Plans received after the hour last named above, cannot be considered and will be held unopened subject to call.

A violation of any of the above conditions by any competitor will exclude his design from the competition.

For further information address John P. Irish, Jr., Secretary Chamber of Commerce, Stockton, Cal.

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Architectural Water Color

E. J. Baum, recently from New York City, has opened a studio and is prepared to do all classes of architectural renderings. Address 1001 Post street. Phone Franklin 5561.

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Trade Notes

Carl Parker, sales manager Geo. H. Tay Co., has returned from an extended eastern trip.

Architect W. J. Kratz of Portland is a San Francisco visitor.

Architect Charles S. Kaiser with offices in Mechanics Institute Building, has returned from an extensive eastern trip.

School Architect, F. A. Naramore, Portland, Oregon, has moved his office from the Tilford Building to room 303, County Building.

Architect A. M. Warner, Los Angeles, has moved his office from 739 Temple street to 220 Stimson Building.

Architect A. D. Gendren has opened an office at Astoria, Oregon. Mr. Gendren is a recent arrival from Massachusetts.

Architect Clyde Cheney, Los Angeles, has moved his office from 402 Grant Building to room 222 same building.

Architects Woodroof and Constable, Tacoma, Washington, have moved from the Fidelity Building to larger offices in the Tacoma Building.

Architect H. J. Kraner, Los Angeles, has moved his office from Second and Wiston streets to new quarters at 441 Citizens National Bank Building.

Thorgils Thoresen, Los Angeles, has opened an architectural office at 425 Los Angeles Investment Building.

Architect L. A. Cook, Pasadena, has moved his office from 100 East Colorado street to room 307 Braley Building.

Architect A. F. Rosenheim, Los Angeles, is on a two-weeks business trip to Chicago.

Architect Walter S. Keller, of San Diego, has been elected a member of the Southern California Chapter of the American Institute of Architects.

Architect Charles W. Henn has closed his Portland office in the Worcester Building and is now located in Cleveland, Ohio.

Thomas Schultz with Thomas and Schneider 607 Howard street, manufacturers of art glass, has returned from a business trip to southern California.

Architects Shea & Lofquist announce the removal of their offices in the Bank of Italy Building to the Bankers Investment Building, 742 Market street. The firm has taken a suite of offices on the fourth floor.

W. P. Fuller, Jr., manager of the Varnish Department of W. P. Fuller & Company, has returned from a month's trip visiting their thirteen branches and holding conventions with the salesmen of the different branches.

Architects Perry and Fowler, Vancouver, B. C., have moved their offices from 320 Pacific Building to 421 and 422 same building.

Architect Harry H. James, for many years located in Spokane, Washington, has moved to Seattle and opened an office in the Cray Building.

Architect Davis S. Castle, formerly of the firm of M. L. Waller & Co., architects, Fort Worth, Texas, has opened an office in the Goldbaum Building, Tucson, Arizona.

Architect A. F. Heide, 223-5 Spring street, Seattle, has been selected as architect to design the Washington buildings at the San Francisco and San Diego Expositions. Mr. Heide designed the Washington building at both the St. Louis and Portland Expositions.

Edward T. Foulkes and Chester J. Hogue, architects of Portland, have been selected to design Oregon's state building at the Pacific-Panama Exposition. The structure is to be built of Oregon logs, along the lines of the forestry buildings at the Lewis and Clark fair and Alaska-Yukon-Pacific exposition.

The floor tile to be used on the Pittock block and the Northwestern Bank building require the delivery of 400,000 pieces of the material. The contract for supplying this large quantity of tile has been awarded to the Columbia Brick Works, 256 Hawthorne avenue, Portland, Oregon.

Mohrlite fixtures are being installed in the Albert Pike Memorial on Geary street. This is without doubt one of the handsomest fixtures on the Pacific Coast.

C. F. W. Lundberg and Frank C. Mahon, Tacoma, Washington, have formed a co-partnership for the practice of architecture under the firm name of Lundberg & Mahon, offices, suite 310 Provident Building.

Architect A. L. Volk, Los Angeles, has moved his office from the Union Oil Building to 424 Stimson Building, the present office of his father, L. B. Volk Company, which will be used jointly.

The Steiger Terra Cotta and Pottery Works will furnish the architectural terra cotta for the Mary Elizabeth Inn on Bush street, west of Jones, and the new Physicians Building to be erected on Post street.

H. A. Rathborne, secretary of the Van Emon Elevator Company, is at present looking after the company's interests at Portland, Oregon. Geo. A. Russell, who for some years has acted as Oregon sales manager, is no longer associated with the company.

Mr. S. B. Cooke, with headquarters at 422 Failing Building, Portland, Oregon, was a recent visitor in San Francisco on his way to Los Angeles. Mr. Cooke has the agency for the United States and Canada for the Universal Bed Co., manufacturers of a disappearing bed.

Architect Otto H. Neher, of the firm of Neher & Skilling, Los Angeles, with offices in the Garland Building, is on an extended northern trip visiting British Columbia, Seattle, Tacoma, Portland and on his return will spend some time in San Francisco. This firm recently moved from the Pacific Electric Building.

H. W. Finch, representing the Kohler Co., of Kohler, Wisconsin, on the Pacific Coast, with head-

quarters at 1001-03 Monadnock Building, San Francisco, has returned from a successful business trip to the Northwest.

Architects Barnett, Haynes and Barnett, Los Angeles, have moved from the Wright and Callender Building to suite 1215 the new Brockman Building, on Seventh street, the building for which they were the architects, this being a branch office of the firm, the main office being in St. Louis, Missouri.

The \$80,000 Huntington Park Union High School for which G. W. Eldridge was architect is being rushed to its fullest extent. This building will be two stories and basement with brick and artificial stone exterior. Mr. Eldridge is of the firm Cheseborough & Eldridge, Salt Lake, who were architects on the new Salt Lake High School and comes to Los Angeles with a record of excellent architectural ability.

Fred W. Eastman, president of the Oregon Dennison Block Co., with headquarters in Portland, is a visitor in San Francisco. Mr. Eastman had some difficulty in locating all his baggage on his arrival in the city, a fine walking stick having been mislaid caused him considerable worry. But now Fred has the usual smile and the walking stick.

Mr. E. D. Weary of Weary and Alford Co., with headquarters in Chicago, passed through San Francisco on his way home. Mr. Weary's firm have just finished the interior of the First National Bank at Los Angeles, one of the finest interior bank jobs on this coast.

Architect Elmer Grey, Los Angeles, is on an extensive European tour. He will sail direct to England and will tour France, Belgium, Holland, Germany, Italy and Sicily, the return voyage being through the Mediterranean countries. Mr. Grey expects to remain away for three months.

Architect R. D. Farquhar, 1123 Van Nuys Building, Los Angeles, has returned from a trip through Italy, Switzerland, France, and made some stay in London. Mr. Farquhar says that evidences of the French school are very prominent in the new buildings of London, and a decided change from the old type. This French architecture is best displayed in the Royal Automobile Club of London, but that all buildings bear some trace of the French architecture, while others are decidedly so.

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Mr. Mark Daniels, whose article on Solano appears elsewhere in this issue, left last month for Cambridge, Massachusetts, where he will spend several weeks in advanced investigation of the subject of landscape architecture and town planning. His principal work at Harvard will be planning large estates and gardens and writing, for publication in the department at Harvard with joint credit, some work on city planning.

After his work at Harvard is completed, Mr. Daniels will make an extensive tour of the Atlantic Coast from Quebec to Key West, Florida, making careful studies of private estates and public parks in all of the important cities, at the same time attending to some landscape work which he is doing in Florida. He will return by the way of New Orleans, near which city he is engaged in some city planning work in connection with a very large project.

Mr. Daniels has contributed materially to the beautifying of the districts surrounding the Bay. Among his more prominent works are Forest Hill, Thousand Oaks, the Estate of F. W. Sharon, plans for the development of the properties of the Spring Valley Water Company, and Burlingame Hills.

CALIFORNIA

Apartment House—San Francisco. Architect C. O. Clausen, Phelan Building, is preparing plans for a three-story frame apartment house to be erected on Sacramento street near Divisadero, to cost \$12,000.

Apartment House—San Francisco. Architect Lewis M. Gardner, Phelan Building, has prepared plans for a three-story brick and steel apartment house, to be erected for Cameron & Disston on Hyde street near Post. Building will cost about \$25,000.

Apartment House—Oakland. Architect C. M. Burren, Albany Building, has completed plans for a three-story brick and frame apartment house, to be erected on Harrison street, to cost approximately \$75,000.

Office Building—Sacramento. Architect Clarence C. Cuff has prepared plans for a twenty-story office building for the Western Securities Co., to be erected on J street between Eighth and Twelfth streets. The structure when completed will cost about \$1,200,000.

Residences—San Francisco. Architect Kenneth MacDonald, Jr., Holbrook Building, is preparing plans for two large city residences, which are to be erected on the property of Louis Saroni, Pacific avenue near Franklin street. Both buildings will be of steel, concrete and stone and cost about \$150,000.

School Building—Oakland. Architect John J. Donovan, Security Bank Building, has prepared plans for the new Lockwood School, which is to be erected on East Fourteenth street. The building will be of reinforced concrete, one story and basement, and will cost about \$70,000.

Flat Building—San Francisco. Architects Welch & Cary, Merchants National Bank Building, San Francisco, have prepared plans for a three-story frame flat building, to be erected for A. Paladini on Filbert street near Stockton; estimated cost, \$11,000.

Residence—San Francisco. Architect Edward T. Foulkes, Crocker Building, is preparing plans for a high-class city residence, to be erected on Eighteenth avenue near Presidio avenue, to cost \$12,000.

Residence—San Francisco. Architect Henry C. Smith, Humboldt Bank Building, has prepared plans for a two-story English style residence for E. F. Ball on Ashbury street, to cost about \$10,000.

Hall of Records—Merced. Architect C. A. Russell, Humboldt Bank Building, San Francisco, has prepared plans for a one-story with full basement and mezzanine floor. The building will be erected of reinforced concrete and cost about \$35,000.

Residence—Berkeley. Architect John Hudson Thomas, First National Bank Building, Berkeley, has prepared plans for a two-story frame dwelling, which is to be erected at Bushnell place, Berkeley, for Miss L. G. Reider.

Library Building—Fresno. Architects Swartz, Hotchkiss & Swartz have prepared working drawings for a \$20,000 brick and concrete library building, which is to be erected in Fresno with funds received from the Carnegie Library Association.

Hotel Building—San Francisco. Architect G. Albert Lansburgh, 709 Mission street, has prepared plans for a six-story and basement Class C building, which is to be erected for A. E. Eisenberg at an estimated cost of \$65,000.

Residence—San Francisco. Architect E. E. Young, 251 Kearny street, has prepared plans for two handsome city dwellings, to be erected for Matthew A. Liddle on Seventeenth avenue north of Lake street. Each house will cost about \$7,000.

Depot—Porterville. The Engineering Department of the Southern Pacific Company, Flood Building, has completed plans for a new passenger depot to be erected at Porterville. The building will be of brick and reinforced concrete and cost about \$25,000.

Auto Repair Shop—San Francisco. Architect August Nordin has prepared plans for a two-story and basement reinforced concrete building designed for an auto repair shop, to be erected on Post street near Polk, to cost \$18,000.

Commercial Building—San Francisco. Architect Frederick H. Meyer, Bankers Investment Building, has plans prepared for an eight-story commercial building, to be erected on Sutter and Powell streets for Trowbridge & Perkins, to cost \$250,000.

Residence—Menlo Park. Architect Charles Peter Weeks, Mutual Bank Building, San Francisco, has prepared plans for a two-story frame residence for John B. Leonard. Building will cost \$7,000.

Residence—Madera. Architect Ralph P. Morell, Stockton, has prepared plans for a one and a half story frame residence for Mrs. J. F. Dalton, to cost about \$4,500.

Apartments—Santa Monica. Architect Albert C. Martin, Higgins Building, Los Angeles, has been commissioned to prepare plans for a three-story and basement brick store and apartment house, to be erected on Ocean avenue, Santa Monica, for Martin O'Hara.

Carnegie Library—Beaumont. Architect E. L. Hopkins, Delta Building, Los Angeles, is preparing plans for a one-story and basement reinforced concrete library building, to be erected at Beaumont, to cost about \$10,000.

Hotel Building—Los Angeles. Architects Barnett, Haynes & Barnett, 717 Wright & Callender Building, are preparing plans for a Class A store and hotel building, to be erected on Main and Eighth streets for Fred Grass of San Francisco, to cost about \$100,000.

Residence—Pasadena. Architect R. D. Johnson, Staats Building, has prepared plans for a two-story ten-room residence, to be erected on Ardmore avenue between Third and Fourth streets for N. H. Jacobs.

Catholic Church—Los Angeles. St. Vincent's Parish will soon start the erection of a new edifice at the corner of West Adams and Figueroa streets. Plans prepared by Architect John T. Comes of Pittsburg and St. Louis. The building will cost about \$500,000.

Hotel Building—Los Angeles. Architect Walter Webber has been commissioned to prepare plans for a hotel structure of reinforced concrete, to be erected on Pico and Figueroa streets, to cost about \$130,000.

Hotel Building—Los Angeles. Architects Train & Williams have been commissioned to prepare plans for an eleven-story building for Herbert J. Goudge, to be erected on Spring street between Sixth and Seventh.

High School—Brawley. Architect Norman F. Marsh, Broadway Central Building, Los Angeles, has prepared plans for a two-story brick high school building, 100x74 feet.

Residence—Los Angeles. Architect Robert H. Orr, Van Nuys Building, has prepared plans for a two-story eight-room residence, to be erected at Pomona for E. R. Yundt.

Residence—Los Angeles. Architect Morgan, Walls & Morgan, Van Nuys Building, are preparing plans for a two-story nineteen-room residence, to be built in Windsor Square for Mrs. Crimmins, to cost \$20,000.

Office Building—Los Angeles. Architects Morgan, Walls & Morgan, Van Nuys Building, are preparing plans for a twelve-story Class A building, to be erected on the corner of Seventh and Broadway streets for Abraham Haas of San Francisco.

Office Building—Los Angeles. Architects J. Martyn Haenke & W. J. Dodd, Story Building, are preparing plans for a fourteen-story steel frame office building, to be erected at Sutter and Montgomery streets, San Francisco for the Cheney Estate. The building will contain about 600 offices.

School Building—San Francisco. Architects J. C. Austin & W. C. Pennell, Wright & Callender Building, Los Angeles, have completed plans for the San Francisco Union High School District for the erection of a one-story reinforced concrete manual arts building.

OREGON

Store Building—Portland. Architect Aaron H. Gould is preparing plans for a store building, to be erected on Fourth and Burnside streets for J. C. Costello.

Warehouse—Portland. Architects Emil Schacht & Son, Portland, have prepared plans for a brick warehouse that will cost \$60,000 for the Pearson Page Company.

Armory Building—Roseburg. State Architect W. C. Nighton, Salem, Ore., is taking bids for a reinforced concrete armory building to cost about \$26,000.

Bank Building—Beaverton. Architects Clauson & Clauson, Portland, have been commissioned to prepare plans for a two-story bank and office building, to cost about \$15,000.

City Jail—Florence. The City Council has ordered plans to be prepared for a new city jail building, together with a strong-room. The structure will also be used for fire equipment.

City Hall—Rainier. Architect C. C. Rich, Portland, is preparing plans for a two-story and basement city hall and jail building, to cost \$7,000.

Store Building—Roseburg. Architect Earl A. Roberts, Portland, is preparing plans for a one-story store building of brick construction, to cost about \$6,000, for the Provident Trust Co. of Portland.

School Building—Bend. The School District at Bend has sold school bonds and will soon start the construction of a ten-room school house, to cost \$20,000.

Factory Building—Milwaukee. Architect P. C. Chapel Browne has prepared plans for a one-story reinforced concrete factory building to cost \$25,000, for the Beaver State Motor Car Co.

Hotel Building—Carlton. Architect E. N. Larry, McMinville, has prepared plans for a two-story hotel building, to be built of brick and steel.

Hotel Building—Portland. Architect Robert F. Tegen has prepared plans for a two-story hotel building, 95x100 feet, for A. L. Parker, to be erected on the corner of Second and Couch streets, to cost \$35,000.

Warehouse—Baker. Architect M. P. White has been commissioned to prepare plans for a warehouse for S. A. Heilner, to cost \$16,000.

Warehouse—Portland. Architect D. L. Williams has prepared plans for a two-story warehouse, to cost about \$2,600.

Lodge Building—Portland. The East Side Camp, Woodmen of the World, contemplate the erection of a structure 100x200 feet in dimensions, several stories high, to cost \$250,000.

High School Building—Baker. The School Board is contemplating negotiations for the purchase of a square block of business property to be used for a high school site.

Hotel Building—North Bend. At a recent meeting of the North Bend Chamber of Commerce steps were taken to secure the erection of a six-story brick hotel, to cost \$100,000.

Y. M. C. A. Building—Eugene. A movement has been started to raise \$20,000 for the purpose of constructing a Y. M. C. A. building in this city.

Business Block—Corvallis. Architect A. C. Jenkins, Salem, has prepared plans for a story business block for Wells & Foster.

Hotel and Store Building—Portland. Architect A. C. Ewart has prepared plans for a three-story brick building, to be erected at Sixth and Irving streets for J. M. James, to cost about \$20,000.

Catholic Church—McMinnville. Plans are on foot by the local Catholics to erect a \$10,000 church edifice here next year, to replace the present frame structure.

WASHINGTON

Factory—Tacoma. Work will start at once by the North Western Woodware Company on its \$100,000 plant.

School Building—South Bend. Architect Watson Vernon, Aberdeen, Wash., has prepared plans for a three-story reinforced concrete school building.

City Buildings—Seattle. City Architect Daniel Huntington has prepared plans for the construction of the car barns and administration quarters for the Seattle Municipal Railway, to cost \$50,000.

Factory Building—Edmonds. The Pacific Ramie Manufacturing Company, Seattle, will erect a one-story, 163x268 feet, fireproof factory building for the manufacture of ramie textiles at Edmonds. The building will cost about \$150,000.

Business Block—Aberdeen. Architect W. R. Whiteside has prepared plans for a three-story building, to cost \$15,000.

Residence—Seattle. Architect U. Grant Fay, Central Building, has prepared plans for a two and a half story residence for N. B. Beck, to cost \$10,000.

Residence—Seattle. Architects Bebb & Mendel, Denny Building, have prepared plans for a two-story, 61x149 feet, brick and reinforced concrete residence for W. E. Boring, to be erected at the Highlands and cost \$150,000.

Lodge Building—Spokane. The Knights of Pythias have decided to proceed at once with the construction of their lodge building.

Church Building—Gig Harbor. Architect C. Frank Mahon, Provident Building, Tacoma, has prepared plans for a Catholic Church building, to cost \$5,000.

Church Building—Walla Walla. Architects Beezer Bros., Northern Building, Seattle, have prepared plans for a brick and stone church, to be erected at Walla Walla for the First Congregational Church at a cost of \$65,000.

City Hospital—Seattle. City Architect Daniel Huntington has prepared plans for a two-story \$40,000 hospital building in connection with the Municipal Sanatorium project at Richmond Highlands.

Parish House—Tacoma. Architect A. Woodroffe, Tacoma Building, is preparing plans for a tile parish house for the Church of the Holy Communion at a cost of about \$4,000.

Fraternity House—Seattle. Architect Harlan Thomas, Eilers Building, is completing plans for a two-story frame clubhouse building for the Delta Kappa Epsilon of the Washington University. The building will cost about \$20,000.

Apartment House—Seattle. Architect Robert E. Knipe, Henry Building, is preparing plans for a three-story and basement, 42x114 feet, brick veneer apartment house, to cost about \$37,000.

Store Building—Seattle. Architect John Graham, Lyon Building, has been commissioned to prepare plans for a one-story, 72x116 feet, store building for Harry Krutz, to cost about \$20,000.

Residence—Seattle. Architects Huntington & Loveless, Coleman Building, have prepared plans for a one and a half story residence for J. Y. C. Kellog on Federal avenue, to cost \$4,000.

Theatre Building—Seattle. Architect B. Marcus Pretica, Empire Building, will soon have plans prepared for the four-story reinforced concrete Pantages Theatre and office building, to cost \$250,000. Mr. Pretica is now taking bids for carpets and draperies which will be used in Mr. Pantages \$400,000 theatre at Winnipeg.

College Building—Spokane. President Donald McKay of Whitworth College announces the removal of the school to Spokane from Tacoma, where a site has been donated and about \$500,000 will be spent on new building.

Court House and City Hall—Newport. Bonds for the sum of \$15,000 will be voted for constructing a city hall.

Fair Buildings—Architect A. F. Heide, 223 Spring street, has been selected as architect to design the Washington buildings at the San Francisco and San Diego Expositions. About \$100,000 will be expended in building constructions.

BRITISH COLUMBIA

Vancouver—Plans for the proposed immigration building, estimated cost \$400,000, have been prepared by the Dominion Department Draughtsman. The building will be of reinforced concrete and steel, with concrete floors. It will be 220 feet long and will consist of a central portion of five stories in height, with wings on either side four stories high. The roof is to be of asbestos tiling with copper ridge.

Apartment House—Vancouver. Architects Helyer & Archer, Dominion Building, are preparing plans for a seven-story apartment building, to be built of brick and stone, to cost about \$70,000.

Residence—Vancouver. Architects McClure & Fox have prepared plans for a palatial residence for A. E. Tulk, to cost about \$85,000.

Hotel Building—Vancouver. Architects Parr, McKenzie & Day have prepared plans for a modern brick hotel to be erected on the corner of Pender and Main streets.

Apartment House—Vancouver. Architects Stewart & White have drawn plans for a two-story and basement apartment building to be erected on Broadway, to cost about \$17,000.

Sub-Post Office—Vancouver. Architect A. Campbell Hope, 603 Hastings street West, has prepared plans for the new sub-post office building, to be erected at Mount Pleasant, to cost about \$100,000.

Court House Addition—New Westminster. Architects Gardner & Mercer have prepared plans for the new addition to the court house, which will cost about \$30,000.

Store Building—Victoria. Architects Burke, Horwood & White have prepared plans for the new Hudson Bay store, to be erected in Victoria, to cost about \$600,000.

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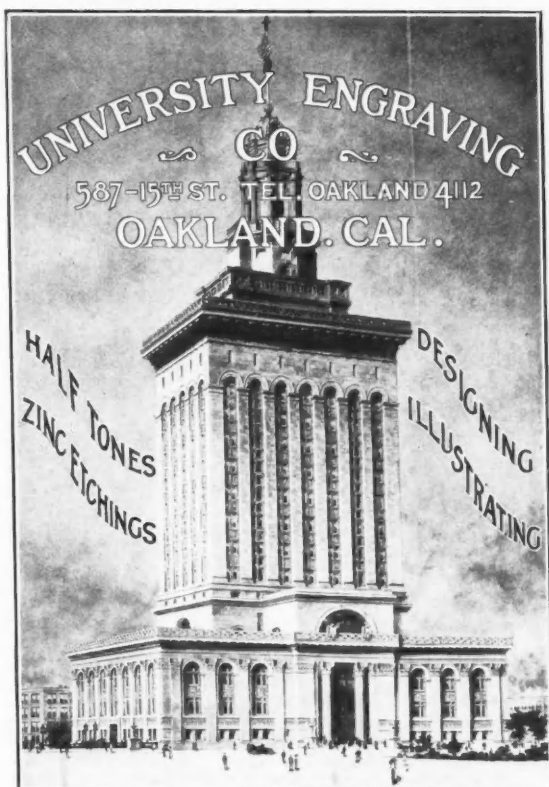
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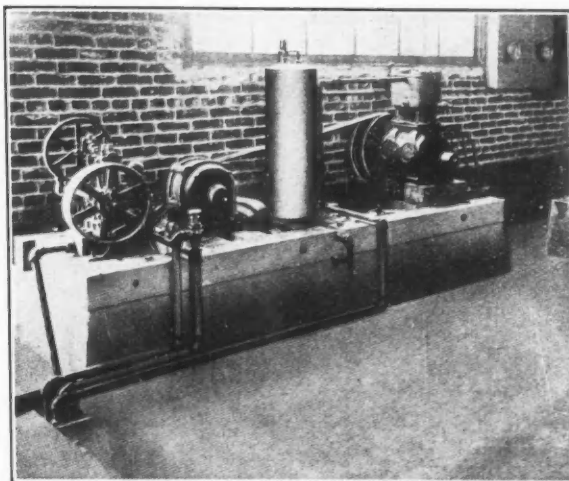
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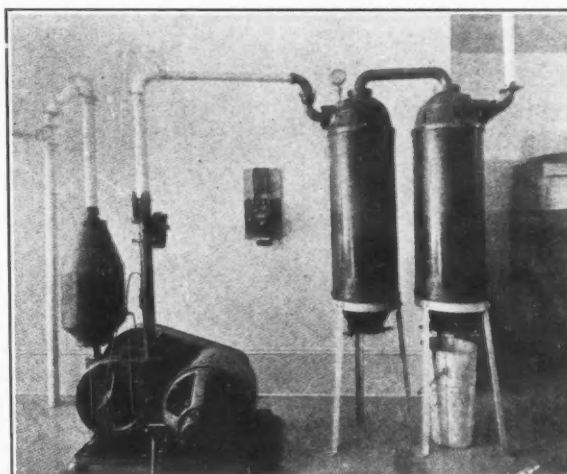
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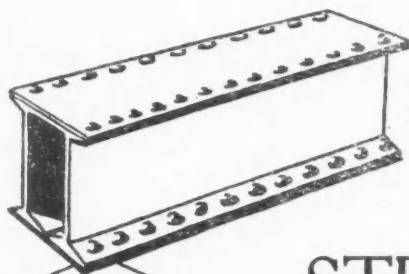
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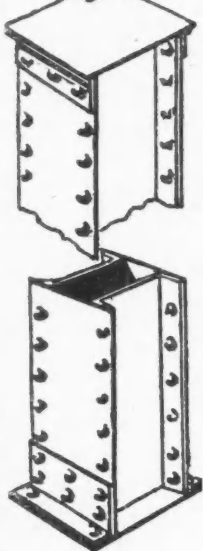
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